

THE MILTON BREWERY INN, MILTON, TENBY, PEMBROKESHIRE SA70 8PH



GUIDE PRICE £450,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

Guy Thomas
& Co 
www.guythomas.com

THE MILTON BREWERY INN, MILTON, TENBY, PEMBROKESHIRE SA70 8PH

ON THE INSTRUCTIONS OF THE CAREW CASTLE ESTATE

A SIZEABLE AND WELL KNOWN CHARACTER PUBLIC HOUSE - VERY WELL POSITIONED ALONGSIDE THE BUSY A477T AND HAVING IMMENSE POTENTIAL.



KEY FEATURES

Main Bar and Snug

2 Dining areas

2 Function Rooms/Restaurants

Kitchens & Stores

3/4 Bedroom Flat

Planning Permission for Extension

Forecourt & Beer Garden

Car Park to rear



LOCAL INFORMATION

Milton itself is part of the popular Milton/Carew/Sageston community which has a range of amenities including the well known Carew Castle, a school, pubs, a hall and recreational facilities. It is about five miles or so from the historic towns of Pembroke and Pembroke Dock (west) and within about seven miles of the picturesque seaside resorts of Tenby and Saundersfoot (east).

The Milton Brewery is very prominently positioned adjacent to the A477T - the main road running east to west through South Pembrokeshire. It dates back to 1860 although brewing ceased in the early 1900s. The Pub has great charm and character - pointed stonework and exposed timbers. The Pub has been owned and let by the Carew Castle Estate for many years and this is the first time ever that the Freehold has been available to purchase.

The Pub would benefit from some periodic attention. No Trading Accounts are available. Planning permission has been obtained for a substantial extension

ACCOMODATION

Entrance Porch

Arched opening, part glazed door to ...

Hall

Quarry tiled floor, door to Inner Hall with staircase to First Floor Flat, doors to Dining Areas and

Main Bar

34'5" x 12'8" (10.49m x 3.68m) overall, three windows plus additional door to front, corner bar/servery, exposed stone walls, beamed ceiling, wood burner, quarry tiled floor, access to Rear Hall, three steps down to

Snug

17'1" x 11'8" (5.21m x 3.56m) overall, exposed stone and timber featuring.

Dining Area 1

12'6" x 11'6" (3.81m x 3.51m) fireplace with wood burner, beamed ceiling opening to ...



Dining Room 2

17'3" x 12'4" (5.26m x 3.76m) overall, side window, beamed ceiling, access down to Kitchen.

Rear Hall

Access to

Gents Toilets

3 urinals and WC.

Ladies Toilets

2 WCs

Function Room 1

39'10" x 15'3" (12.14m x 4.65m) two side windows, bar/servery, timber panelling, brick featuring, door to...

Rear Porch

Access to Car Park.

Kitchen

3 Areas i.e. 10'2" x 8'1" (3.10m x 2.46m), 19'0" x 17'0" (5.79m x 5.18m) max and 10'9" x 4'4" (3.28m x 1,32m). Fittings and appliances. Outside door.

Fittings & Appliances

Outside door.

Utility Area

Plumbing for washing machine, access to

Freezer Room

20'0" x 11'1" (6.10m x 3.38m) and ...

Beer Cellar

16'5" x 11'5" (5.00m x 3.48m) python cooling system, rear door for deliveries.

Function Room 2

61'4" x 16'5" (18.69m x 5.00m) overall, access via external steps to side, several windows, exposed stone featuring, no access to Additional Room (approx 9'0" x 9'0").



THE FLAT ...

Landing - front window, split level, doors to...

Sitting Room - 13'4" x 11'1" (4.06m x 3.38m) double aspect to rear including French door.

Bedroom 1 - 12'9" x 12'0" (3.89m x 3.66m) double aspect to front, pointed stone featuring.

Bathroom/WC - 8'2" x 5'9" (2.49m x 1.75m) suite comprising bath with shower and screen over, vanity wash hand basin and WC.

Office/Bedroom 4 - 9'9" x 6'6" (2.97m x 1.98m) front window, access to ...

Bedroom 3 - 13'0" x 9'5" (3.96m x 2.87m) front window, access to ...

Bedroom 2 - 13'11" x 13'0" (4.24m x 3.96m) front window, built in wardrobe.

OUTSIDE

Open Forecourt with bench seating for approx 18. To the east/right hand side is the lawned Beer Garden with bench seating for approx 30 people but space for more. Tarmacadam driveway to west/left hand side. Stone Outbuilding/Stores (31'8" x 9'3" overall) - this has various development potential (subject to consent). Rear Yards and block Shed (8'11" x 8'4"). Sizeable metttled Car Park suitable for say 30 vehicles.

SERVICES ETC (none tested)

Mains water, drainage and electricity. Liquid petroleum gas fired central heating to the First Floor Flat from an Ideal boiler.

PREMISES LICENCE

PEMBS/PREMS/GV/0017 - Licensing Act 2003.

TRADE ETC..

The Pub has been let by the Carew Castle Estate for many years. Consequently no Trading Accounts or the like are available. However, we are informed that in recent months the Weekly Takings have averaged over £5,000 for Wet Sales and in excess of £2,500 for Food (tbc).



TENURE

Untied Freehold.

PLANNING PERMISSION

Planning consent has been granted for substantial alterations to The Milton Brewery which include an extension to the First Floor. Interested parties should visit the planning portal of Pembrokeshire County Council Ref: NP/22/0104/FUL.

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VIEWING ARRANGEMENTS

Strictly by appointment with Edward H Perkins Rural Chartered Surveyors or Guy Thomas & Co.

VENDOR'S SELLING AGENTS

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Victoria Rees.

OR

Guy Thomas & Co, Pembroke
33 Main Street, Pembroke, Pembrokeshire, SA71 4JS
01646-682342.

Viewings to take place between say 3.00pm and 4.30pm on Mondays to Thursdays (to be confirmed)



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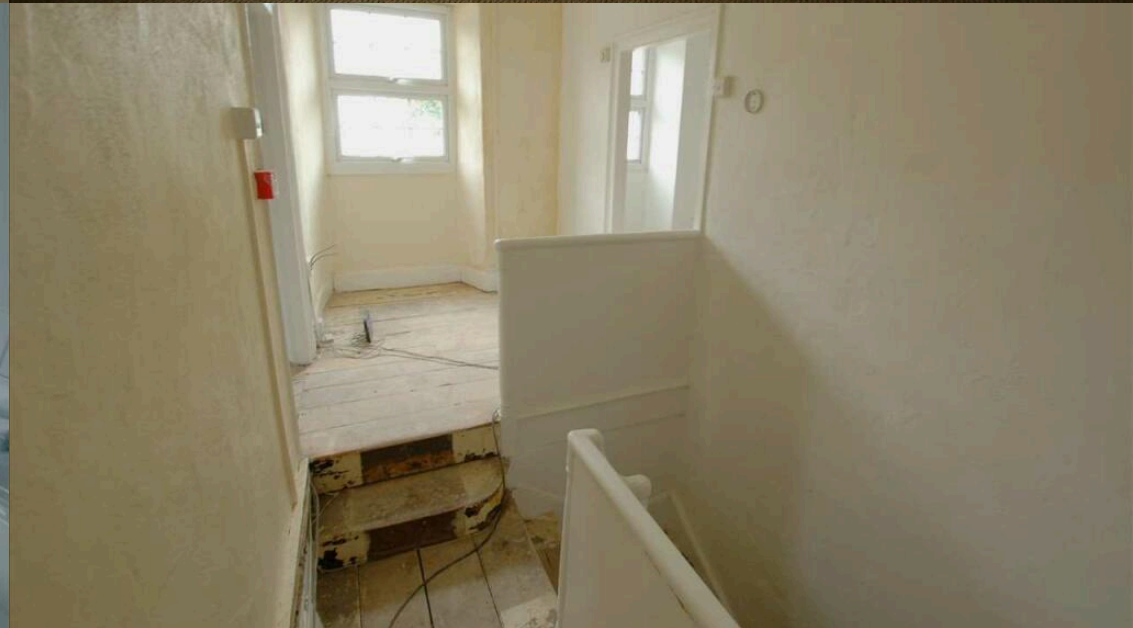
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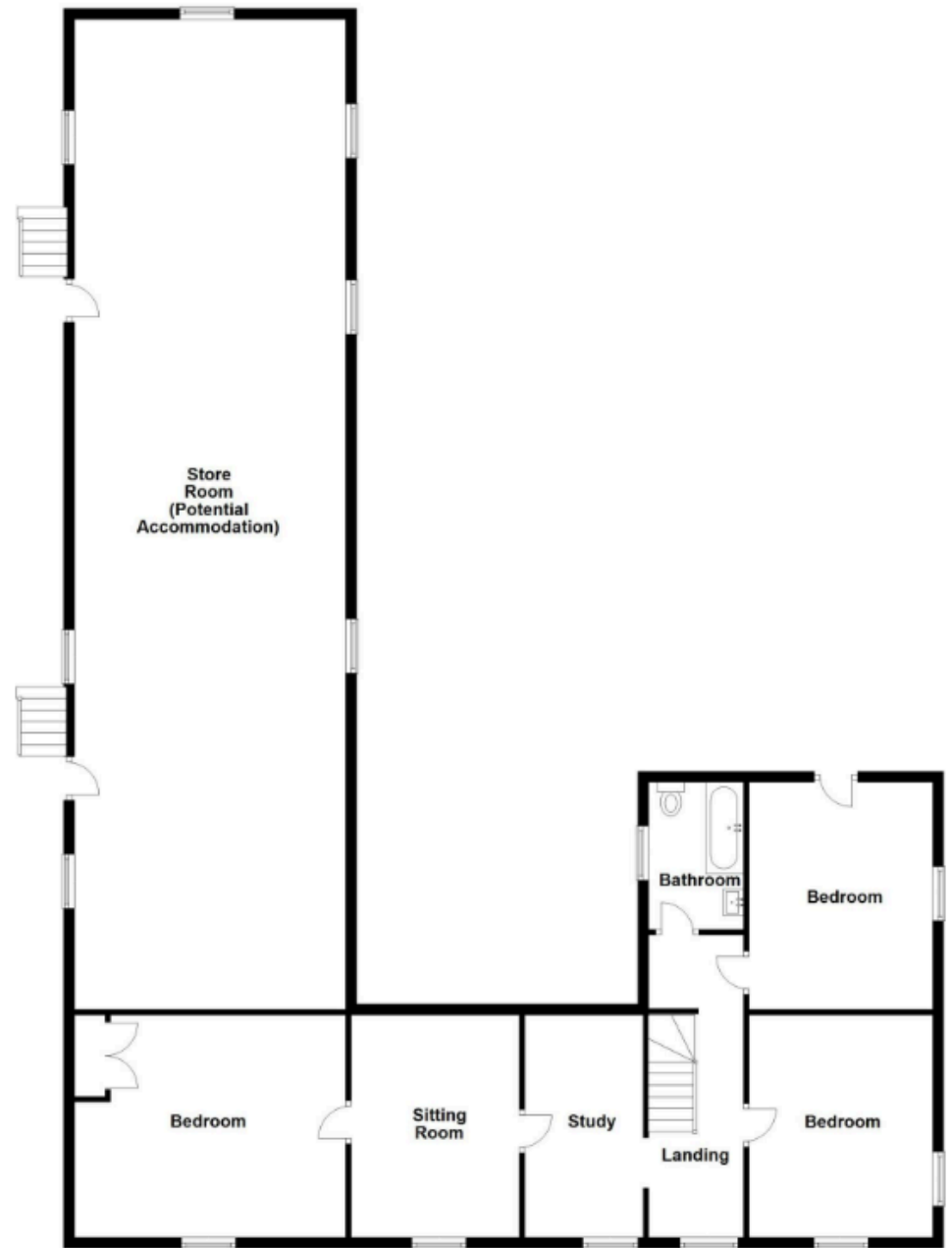
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EDWARD H PERKINS
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Ground Floor



First Floor



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