



Character Public House
Situated with thatched roof
on a 0.43 acre site.

- Delightful Rural Location on Busy Country Road.
- Affluent Brimpton Common area.
- Private Accommodation Above with 2 Bedroom apartment.
- Outdoor seating and leisure area.
- 2,676 sq. ft / 249 sq. m.
- Ample parking.
- Situated close to nearby Reading, Basingstoke and Newbury





Location

The Pineapple is located within the small picturesque village of Brimpton Common, approximately 8 miles to the South East of Newbury, 12 miles to the South West of Reading and 12 miles to the North of Basingstoke. The immediate area is surrounded by quiet country lanes and green spaces, being a mixture of farmland and the nearby Ashford Hill National Nature Reserve. The nearest town of Baughurst is a short drive away and hosts the main shopping, schooling and recreational facilities, as well as a large RAF base.

Description

The Pineapple is a character Grade II Listed former public house with additional outbuildings, a large parking area to side and a garden seating area to the rear. On the ground floor the property retains many character features and provides a traditional bar with dining area and function rooms to the side, offering a total of approximately 70 covers in all. There is a modern conservatory extension forming part of the ground floor, with trade kitchen, storage and preparation areas, cellar and W/C's to the rear. The first floor is formed of private residential accommodation with a lounge area, 2 bedrooms and a bathroom.

Accommodation

Name	sq ft	sq m	Availability
Ground - Bar	1,304	121.15	Available
Ground - Anc.	785	72.93	Available
1st - floor	587	54.53	Available
Total	2,676	248.61	

Price

£480,000 + VAT

Rates & Charges

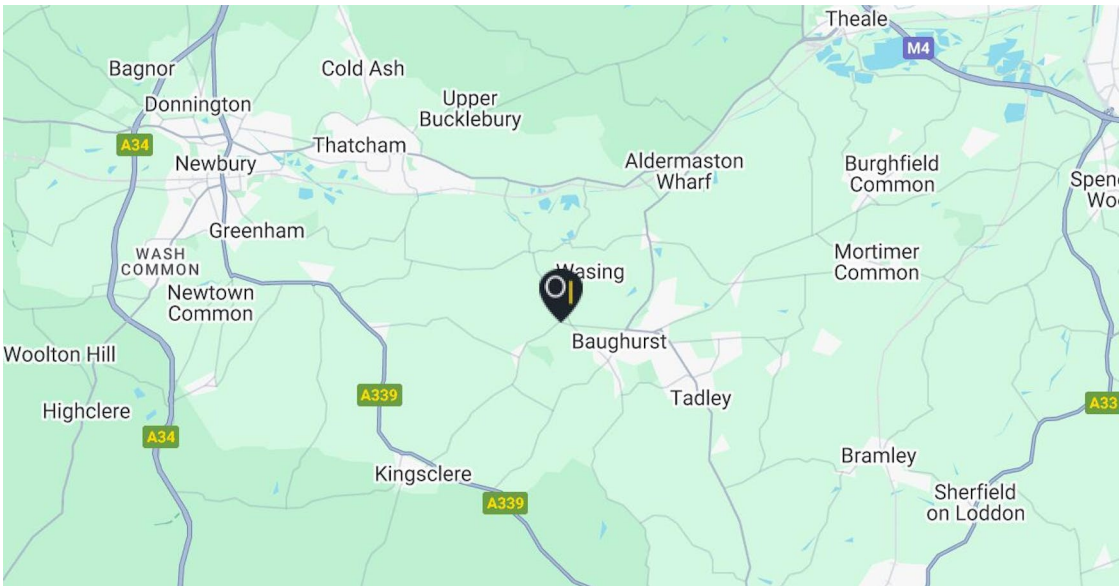
Rateable value: £22,750
Rates payable: £11,329.50 per annum based upon previous expired rateable value from August 2019.

EPC

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Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Kieran Morgan

T: 07904377405
M: 01483 300176
E: Kieran@owenisherwood.com

Emma Pestle

T: 01483 300176
E: emma@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated

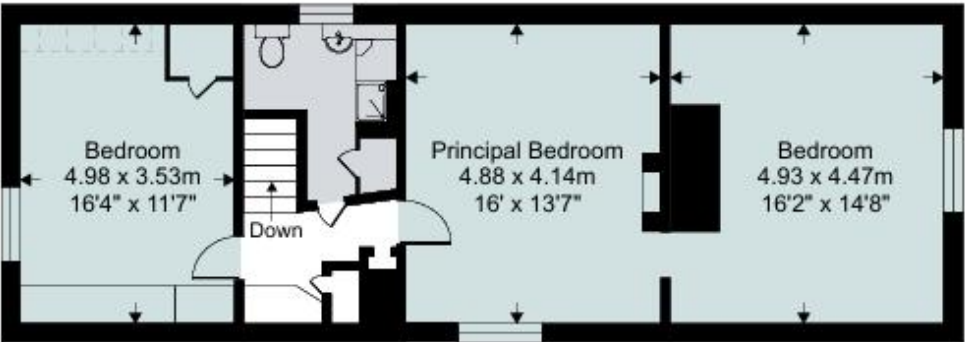
Reading, RG7 4RN

Ground Floor = 2085 sq ft / 193.6 sq m
First Floor = 781 sq ft / 72.5 sq m
Limited Use Area = 11 sq ft / 1 sq m
Outbuilding(s) = 412 sq ft / 38.3 sq m
Total = 3289 sq ft / 305.6 sq m

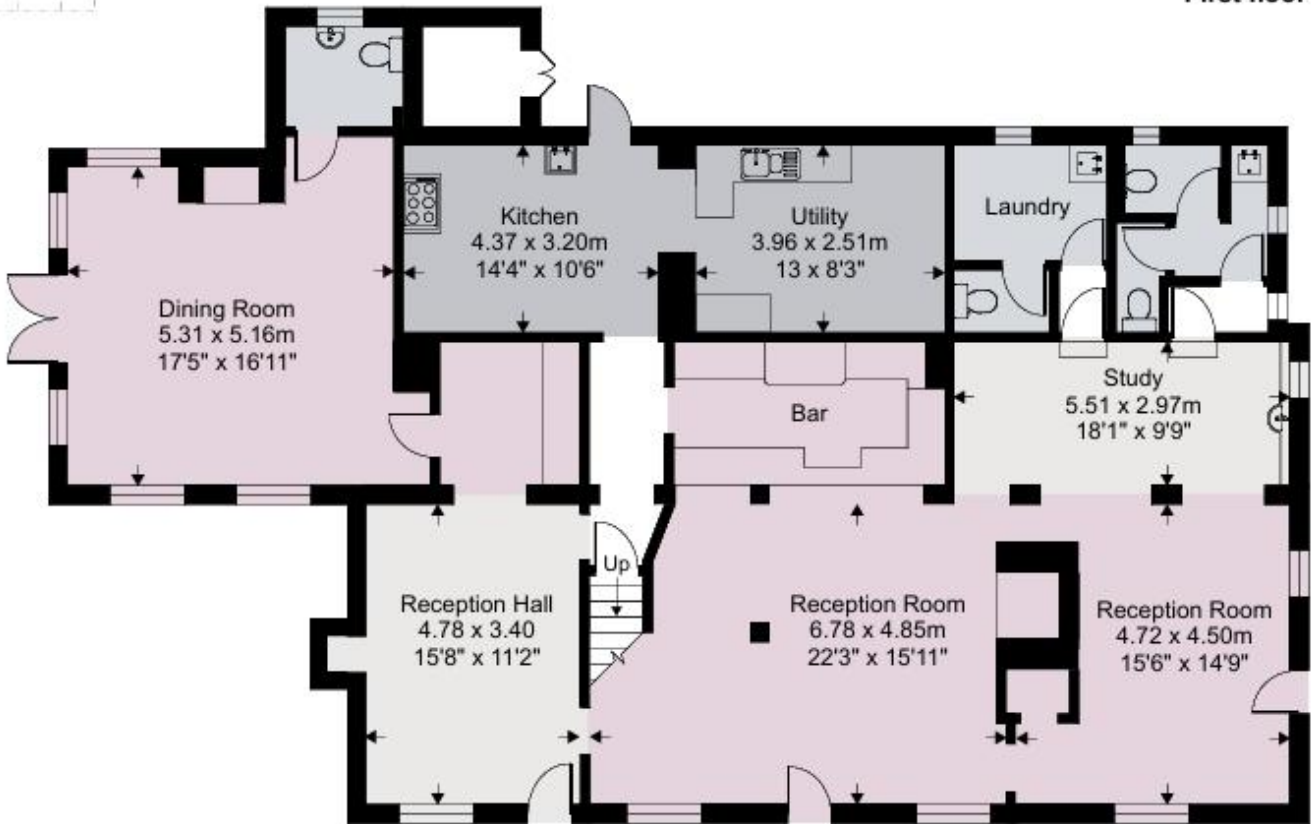
For identification only - Not to scale



Denotes restricted
head height



First floor



Ground floor

