

# Characterful rural PH premises Freehold - For Sale



- Long established rural village Inn with bar dining and bedroom facilities
- Characterful property dating from the 17<sup>th</sup> Century offering traditional charm and with many fine features
- Approx. 0.27Ha/0.67A incl. car parking, substantial sitting out/dining areas with extensive rural views, and croft.
- 'Home & income/lifestyle' opportunity
- Price: Offers in excess of £500,000 are invited for the freehold property

The Hare & Hounds, Old Town, Wadsworth,  
Hebden Bridge, HX7 8TN

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
Email: [alastair@atkinsonassoc.co.uk](mailto:alastair@atkinsonassoc.co.uk)

## Location & Description

Whilst presently not trading, The Hare & Hounds is a long established public house, in all respects the quintessential rural Inn with truly characterful accommodation including many attractive features.

The trade accommodation comprises a cosy Bar/Dining area (fireplaces front and rear - either side of the heavy timber central bar servery), a separate seating/dining area to the front affording 40 covers - all served by a substantial (upper level) catering kitchen. With separate access from the Car Park, the 5 letting rooms (all double – with ensuite facilities) are supplemented at first floor by 2 bedroom private living quarters.

The large site affords private parking plus sitting out areas to 3 sides of the property, south facing to the front, the raised terrace to the rear having direct access from the bar and all enjoying superb distant valley views. A separate small croft to the side may offer future development potential (subject to planning)

Old Town/Wadsworth is a popular rural community (with junior school, post office, Community Centre) situated on the South West facing hillside overlooking Hebden Bridge (approx ¾ mile distant).

The sale of this site represents a rare opportunity to acquire a property of this character, enjoying a superb location, with lifestyle potential.

## Summary of Accommodation

### GROUND FLOOR:

The main BAR AREA is 'T' shaped in plan, the timber servery in the centre of the head, seating areas either side having fireplace (open fire to front) approx. 11.9 x 4.5m (ave) plus 5.0 x 2.9m. Door to rear seating/dining terrace. Separate front LOUNGE/DINING ROOM 4.1 x 3.8m. Approx 40 covers total.

LADIES & GENTS toilets. Bar back STORE with access to BEER CELLAR, having ground level delivery access.

Separate access to the rear to Ground Floor LETTING BEDROOM, plus UTILITY/LAUNDRY ROOM.

### FIRST FLOOR:

Landing with 4 LETTING ROOMS plus PRIVATE LIVING ACCOMMODATION comprising LOUNGE (with superb valley views) plus 2 large BEDROOMS and BATHROOM. All letting rooms have en-suite facilities with shower and WC.

CATERING KITCHEN (with stairs direct to trade areas) 8.7 x 3.0m with non-slip floor, lined walls, extract hood etc and direct external (ground level) access. OFFICE 2.4 x 1.8m.

### EXTERNALLY :

CAR PARK (approx. 10 cars). Cobbled SEATING AREA to front, with raised area to car park and further terrace at rear.

Floor Areas (Approximate)	Sq.m	Sq.ft
Ground Floor	186.0	2001
First Floor	186.0	2001
<b>TOTAL</b>	<b>372.0</b>	<b>4002</b>

### **Tenure**

Freehold. Vacant Possession on completion.

**Note:** The vendors will include provision for an overage agreement triggered in the event of grant of planning for new development on the site.

### **VAT**

VAT is applicable to the sale - please enquire for further details.

### **EPC B (48)**

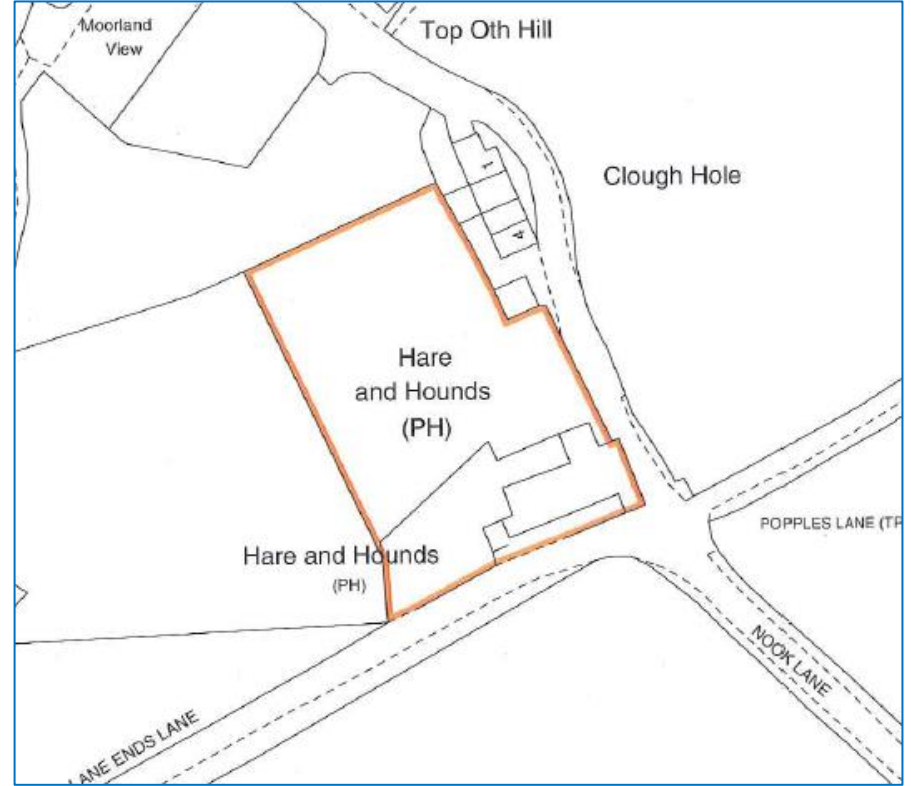
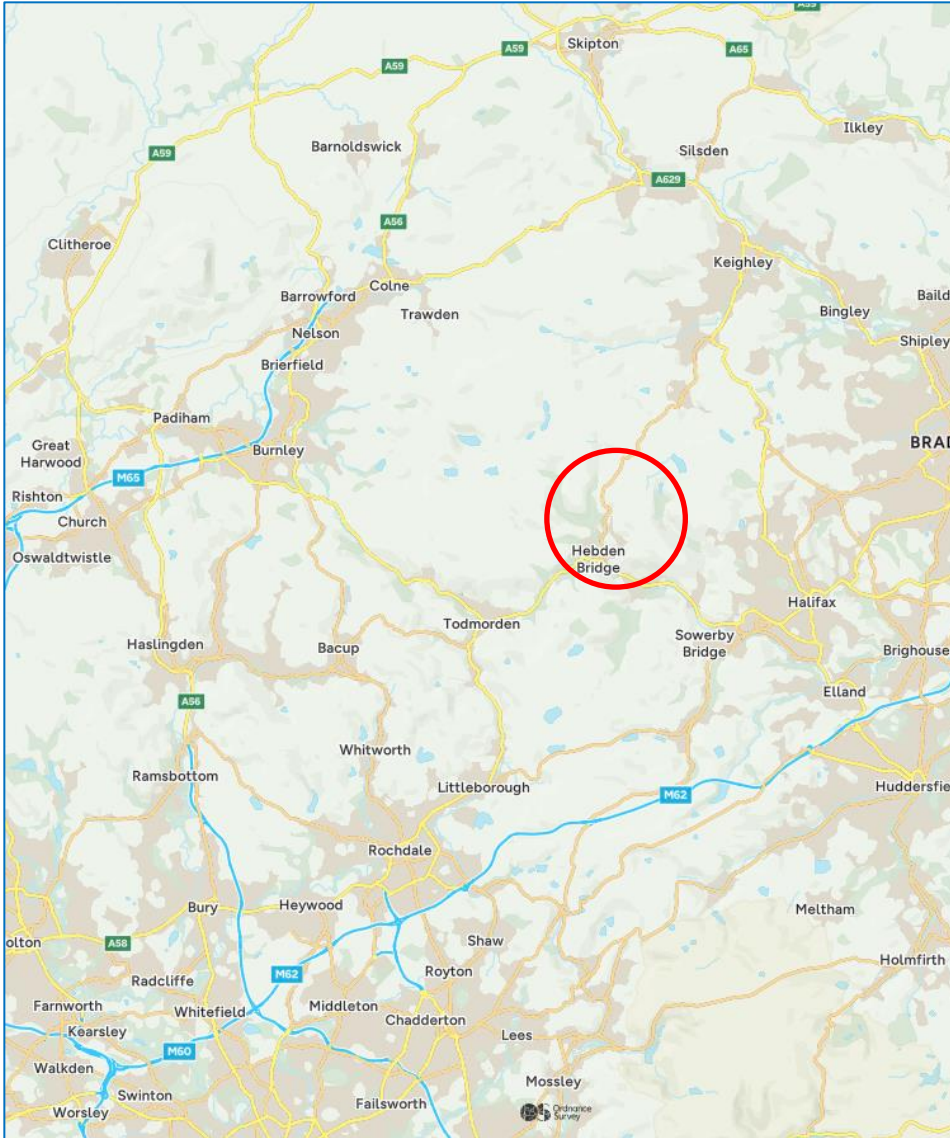
### **Planning**

The property is not listed or in a Conservation Area. Interested parties should make their own enquiries to confirm via Calderdale Council Planning Office (01422 288001 ).

**Note:** The property is listed as an Asset of Community Value -

<https://new.calderdale.gov.uk/communities/community-facilities-and-activities/community-right-bid>





Site Plan – For Identification Only

**Guide Price**  
 £500,000  
 (offers over)

**Rateable Value**  
 RV £12,000  
 (wef 01.04.26)

**Viewing**  
 Strictly by arrangement with the sole agents  
 - (Ref: Alastair McDowell)

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 Date of preparation 27.03.26



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