

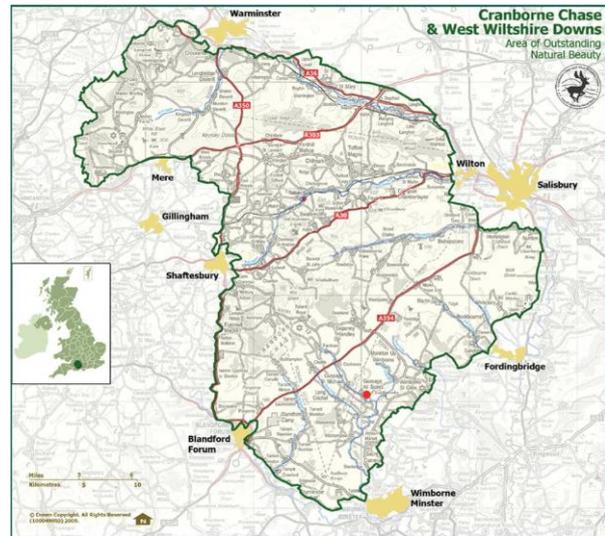
LOCATION AND PREMISES

Location

The Drovers Inn is situated within the village of Gussage All Saints which is located 8 miles from the market town of Wimborne, 11 miles from Blandford Forum and 18 miles from the city of Salisbury which has main line London train connections. Bournemouth and Poole are just 17 miles away.

There are also numerous access roads and walking and cycling routes leading to its location.

The entire village of Gussage All Saints is designated as a conservation area by East Dorset District Council, while the village itself nestles well within the nationally recognised, Cranborne Chase Area of Outstanding Natural Beauty (AONB) as indicated on the map.



The Drovers Inn has direct access to the network of footpaths and bridleways that wend their way throughout Cranborne Chase with two of these running adjacent to the Pub's boundary.

According to the voting register, there are 87,890 residents who live within a twenty mile radius of the pub of these approximately 36,000 adults live within 10 miles and there are 986 adults registered to vote within the local parish.

Additionally there is a significant tourist trade for this part of Dorset and there are a number of local tourist attractions & events.

Property Summary

The Pub is set high on a site that measures roughly 0.815 acres and the property has an attractive large front garden overlooking the chalk valley and is capable of seating at least 30 customers. There is a larger garden to the rear of the pub capable of seating at least the same number of customers again if required.



There is front and rear parking with sufficient capacity for around 35 cars.

The building itself is over 200 years old and although situated in an area of conservation; the building includes some modern additions.

The original building has two storeys and is constructed of cob and rendered solid stone, on a brick and flint plinth, beneath a timber framed roof clad with slates and incorporating original chimney stacks.

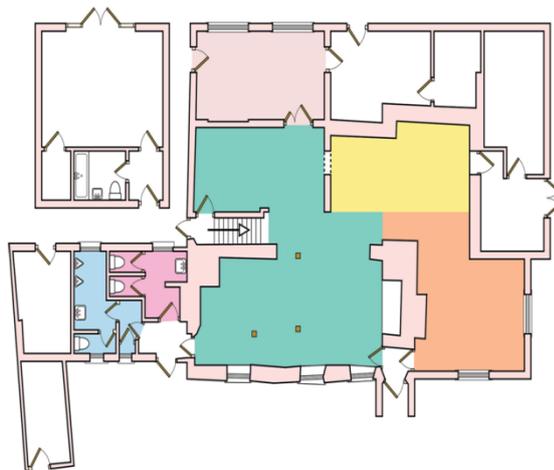
Single storey projections have been added to both sides and at the rear to extend the trade areas.

The pub boasts beautiful brick work and an exposed beam ceiling in the lower trading areas; depending on purpose and arrangement, there is space internally for around 60 covers. There are also two exposed fireplaces which create a beautiful centrepiece to the downstairs of the building.



Trading Area

The front entrance leads to an inner lobby providing access to the main Public Areas being arranged as a main bar servery, dining areas, and snug. The area features exposed ceiling beams, brick open fireplaces, central heating radiators and flagstone, timber boarded, and tiled floors with a large hardwood bar and side servery with back-fittings.



Customer welfare facilities include a lobby with glazed front door and quarry tiled floor leading to Ladies WCs and Gents facilities.

Behind the customer areas is the service accommodation providing Catering Kitchen, with quarry tiled floor and rear fire door. There is an adjoining Dry Store with rear fire door, balanced flue central heating boiler, and walk-in chiller and a further Store or Staffroom. Accessed off main bar is a General Store with double door to outside and Cellar.

Private Accommodation

Independent stairs with external side door lead to the first floor landing accessing: - Lounge with dual front aspect; Bedroom 1 double room with single front aspect; Bathroom with tiled walls, modern corner bath with shower, vanity hand basin, low level WC and side window; Bedroom 2 double room with side aspect; Bedroom 3 double room with dual rear aspect, built in wardrobe.

Annexe

In addition and directly behind the main buildings is a single storey detached annexe of around 430 sq ft which provides a small self-contained ensuite owners/letting suite.