



*For Sale*

*In*

*Codford*



**The George**

**High Street, Codford**

**Property Details**

Attractive double fronted Public House with residential accommodation above. The property is situated in a picturesque village location and offers potential for alternative uses subject to obtaining the necessary consents.

**LOCATION**

The property is situated on the High Street in the centre of the rural village of Codford, just off the A36 Bath Road.

**GROUND FLOOR**

The ground floor is arranged as a series of interlinking rooms forming a large bar area which opens into a 36 cover restaurant area with a further dining room for up to 20 guests.

To the rear of the property is a former function/snooker room which offers potential to create further useable floor space.

**FIRST FLOOR**

The first floor consists of 7 bedrooms, 3 of which have been used for letting.

### OUTSIDE

Enclosed garden to the rear with seating to the front. The property benefits from a number of attached outbuildings including a garage.

### SITE AREA

The property sits in a plot of approximately 0.17 acres.

Price Guide £225,000

