

# The Kilkenny Inn

**Andoversford, Cheltenham, GL54 4LN**

Freehold Public House For Sale



## LOCATION

The Kilkeney Inn is an attractive former stone cottage converted to a public house circa 1897. Positioned roadside next to the A436, offering excellent links to Cheltenham and Gloucester. Situated in a hamlet in Andoversford, a small village quintessential village in the heart of the Cotswolds, which offers a selection of independent shops.

Located 5.5 miles east of Cheltenham, which presents a large range of leisure and amenities. Cheltenham is a historic spa town in Gloucestershire with around 119,000 residents. Acting as the cultural centre for the Cotswolds, the area offers an extensive range of leisure including an array of cafes, bars pubs and restaurants, with the subject property located only a 20 minute drive away from Cheltenham Racecourse.

## PROPERTY DESCRIPTION

The property is a two-storey detached building arranged over the basement, ground and first floors. The building features stone and brick construction under a pitched slate roof with a conservatory to the rear.

The property comprises of trade areas to the front and rear. With the rear paved trading area having independent access into the letting accommodations.

To the east is a car park with approximately 30 spaces.



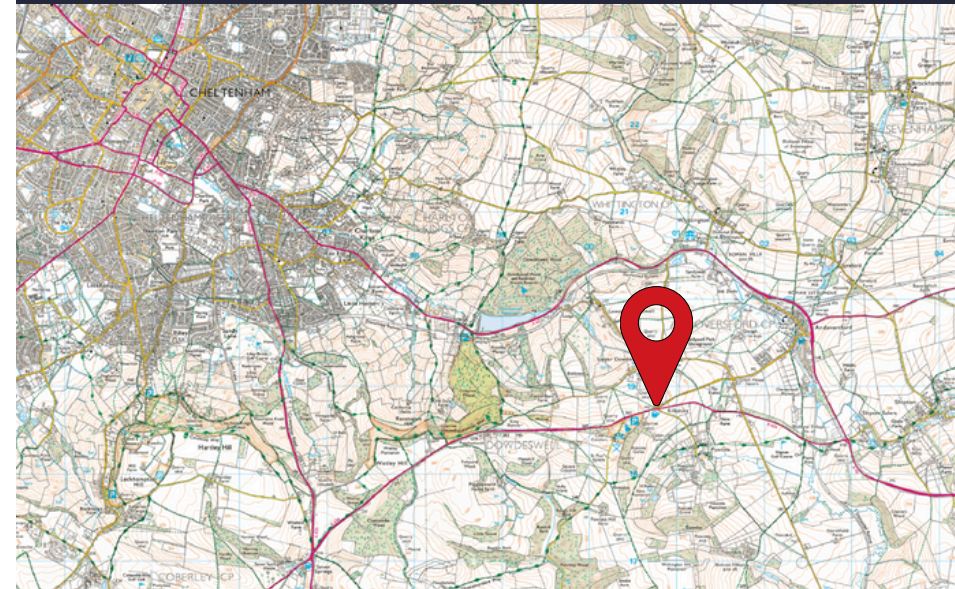
## KEY HIGHLIGHTS

- Former Stone cottage, currently a Public House for sale
- Site area of 0.033 acres (0.013 hectares)
- Property arranged over two levels extending 4,392 sq.ft (408sq.m)
- Four Bedroom accommodation
- ***Opportunity to convert to a variety of uses (STP)***
- Offers invited

[LOCATION MAP](#)

[WHAT3WORDS](#)

[STREET VIEW](#)



## ACCOMMODATION

### Basement:

The property benefits from a small basement cellar and additional storage.

### Ground floor:

The ground floor trading area benefits from a central bar servery and three key trade areas. To the left is a large dining area and the right a smaller relaxed trade area both comprising wood burning fires. To the rear is a conservatory with ample trading space.

The WC are located to the East of the ground floor, which offers disabled / baby change access, alongside male/female.

Other ancillary space includes a trading kitchen and kitchen stores.

### First floor:

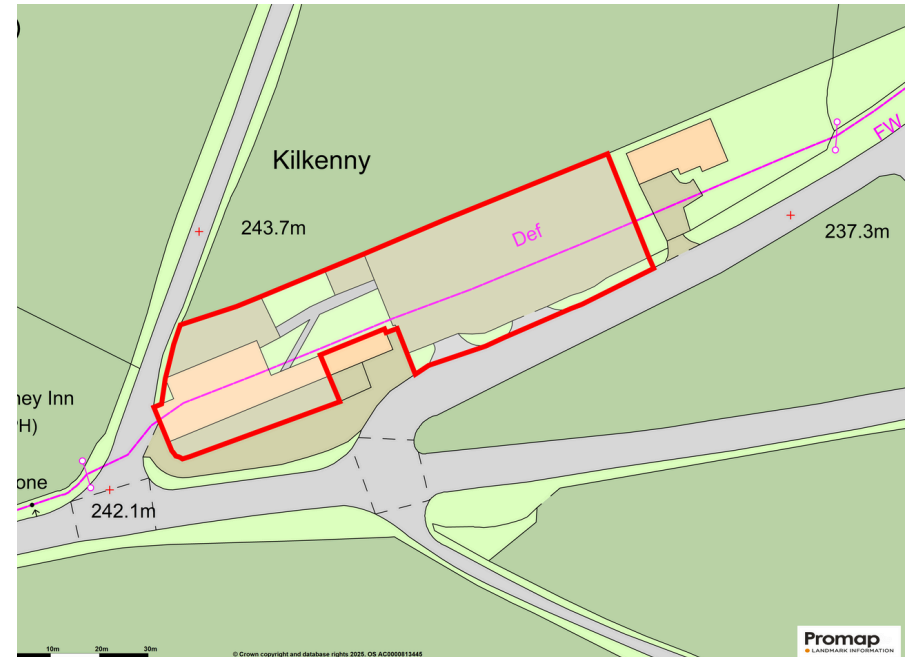
Accommodation to the west benefits from a double bedroom, with a spacious lounge and bathroom.

To the east comprises of a self-contained apartment with a kitchen, living room, two bathrooms and three bedrooms.

## FLOOR AREAS

The following are approximate Gross Internal Areas:

Areas	Sq. ft	Sq. m
Basement	205	19
Ground Floor	3003	279
First Floor	1,884	175
<b>Total</b>	<b>5,092</b>	<b>473</b>



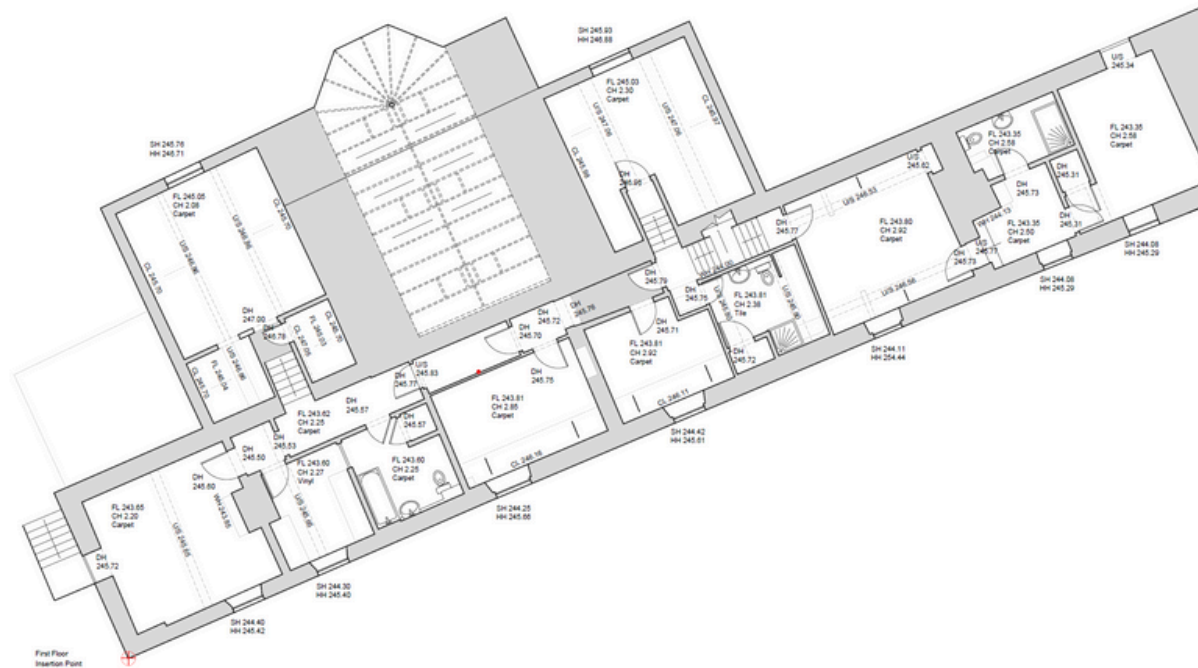
## PLANNING & CONSERVATION

The site falls under the sui generis pub use class. It is not listed, not located within a conservation area, and lies outside any designated flood risk zones. However, does lie in the Cotswold Area of Natural Beauty (AONB).

### Ground Floor



### First Floor



**The Kilkeney Inn** Andoversford, Cheltenham, GL54 4LN



### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | August 2025

## FIXTURES & FITTINGS

The property will be sold in its current condition, including fixtures and fittings. No inventory schedule will be provided and instead all items left on the day of completion will be included.

## EPC

C-62

## RATING

2023 - £10,500

## GUIDE PRICE & TENURE

Freehold (GR217995). Offers invited for the freehold interest with vacant possession.

## VAT

VAT is applicable at the appropriate rate.

## VIEWING

For a formal viewing strictly by appointment with Savills.

## AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## CONTACT

For further information please contact:

**Adam Bullas**

+44 (0) 7812 965395  
abullas@savills.com

**Samuel Hart**

+44 (0) 7812 425097  
samuel.hart@savills.com