



The Red House

Freehold

Offers in Excess of **£450,000** (exc VAT) Stock Sold Separately at Valuation upon Completion

The Red House, Bury Road, Stanningfield, Suffolk, IP29 4RR

AT A GLANCE

- Well Presented Suffolk Village Pub
- Plenty of Outdoor Seating Areas
- Strong Community Support
- Potential to significantly Increase Trade
- 2 minute drive from A134 (to Bury & Sudbury)
- Main Bar, Restaurant and Games Area
- Currently 100% Wet Led
- Fully Equipped Trade Kitchen
- 3 Separate Private Flats & B&B Room with Ensuite

Viewing And Further Information

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PROPERTY

Front entrance leading to open plan main bar area. Well kept with traditional decoration. Seating for c30 customers. Wall mounted TV and sound system. Restaurant/Dining area to the left hand side with separate entrance. 12 covers. Games (Darts) area to the right hand side. Tiled flooring throughout. Ladies and Gents WC. Ground floor beer cellar. Fully equipped trade kitchen with extraction. Storage areas with fridges and freezers, as well as bottle store.

Private Accommodation on Ground, 1st Floor and 2nd Floor with separate entrances to the rear:

Ground Floor - double bedroom with ensuite bathroom.

1st Floor (Flat 1) - 2 x double bedrooms, bathroom, lounge, kitchen.

1st Floor (Flat 2) - Double bed (with ensuite) self contained flat with living room and kitchen.

2nd floor flat - Double Bedsit Lounge area, kitchen, and bathroom.

All areas have been beautifully decorated and well kept.

External Areas - Large storage barn with enclosed patio seating area (potential for further accommodation STPP). Enclosed seating area to the front, laid to grass (40). Further gravel seating area (20). Undercover seating area (24+). Customer car park.

PLANNING

The property is not listed and is not situated in a Conservation Area. Please note that this is the only pub in the village.

There is a separate privately owned dwelling to the rear of the pub, and the owner has vehicular and pedestrian access rights across the pub car park to their property.

UTILITIES

LPG for trade kitchen. Oil fired central heating. Mains electric and drainage.

MEASUREMENTS

Site Area - 0.281 acres

Total Floor Area - 3,423 sq ft

*All measurements are taken from digital mapping systems and are approximate

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the asking price, save for a few personal items



THE BUSINESS

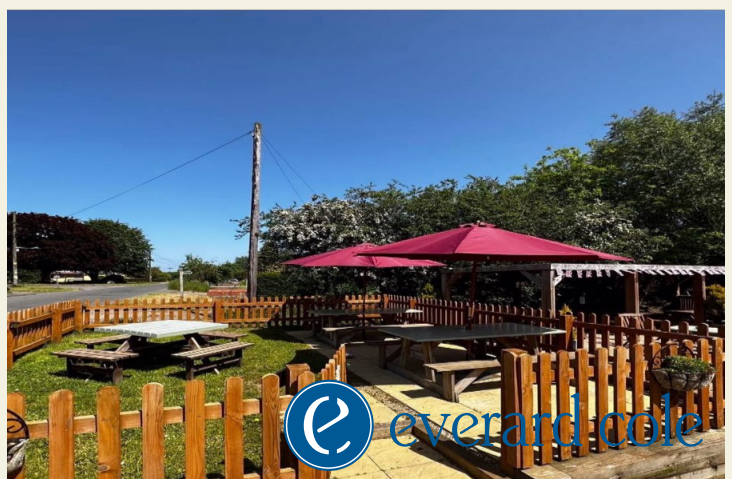
Our client has owned the business for the past 12 years and now wishes to retire, due to ill health. During this time she has built up a well supported locals pub. Current trade is on a 100% wet led basis. This is therefore an excellent opportunity for a new operator to incorporate an established destination food trade with B&B. All areas have been meticulously looked after. The pub is currently closed on Tuesdays and trades on limited opening hours for the rest of the week to suit the current owner, leaving a new owner the opportunity to significantly increase trading hours. Full profit and loss accounts can be made available following a formal visit.

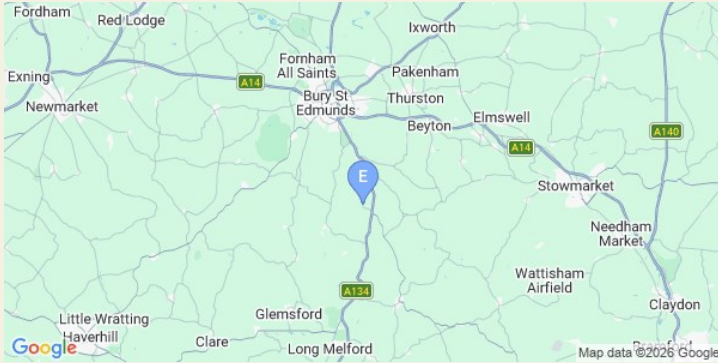
RATES & CHARGES

Rateable Value of £6,700 as of 1st April 2026.

TENURE

Freehold available seeking offers in excess of £450,000 (exc VAT). The sale would be the transfer of a going concern. Stock to be purchased separately at valuation upon completion.



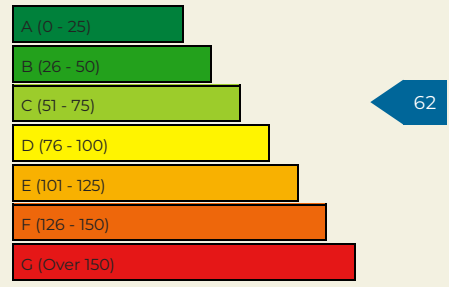


LOCATION

The Red House Pub is located in the centre of the idyllic Suffolk village of Stanningfield. The property is the only pub in the village and is surrounded by a number of chimney pots. The main A134 is just a short 2 minute drive away leading to notable locations such as the beautiful market town of Bury St Edmunds (14 mins), the popular tourist village of Lavenham (11mins), and the bustling market town of Sudbury (22mins).



EPC



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