



# The Cheney Arms

Gaddesby, Leicestershire



## Public areas

Restaurant / Bar and seating area / Beer garden

## Private areas

3x Double bedroom / Lounge / Kitchen / Bathroom

## Other areas

2x Double letting room with en-suite / 2x Twin letting room with en-suite

## About this opportunity

The Cheney Arms is one of those special pubs that doesn't come up very often....

It looks beautiful, is situated in a beautiful village in rural Leicestershire and has the addition of four beautiful letting rooms.

The pub is well used, well supported and well known for being a great place to come if you are looking for quality food and drink in a stunning setting. This is a solid business looking for someone to come and love it just as current business owners Pauline and Gary have over the past thirteen years.

The pub also comes with four beautifully furnished letting bedrooms; 2 double and 2 twin rooms all with en-suites, which provide the perfect base for exploring the local area and visiting local family and friends.

The pub also has a fantastic commercial kitchen that any chef would be proud to cook in. The pie nights are ridiculously busy with over 100 pies flying out on a Wednesday evening!.

The Cheney Arms, Rearsby Lane, Gaddesby, LE7 4XE

## The community

Gaddesby is a picturesque village about 5 miles from Melton and 8 miles from Leicester City Centre.

This charming, highly desirable small village is thought to date back to the 9th Century and is surrounded by some of the county's finest countryside, offering a feeling of rural seclusion.

In the village itself, you will find the pub, a church and a primary school and a regular bus service between Leicester and Melton. The village is also on the Leicestershire round - the 100 mile circular walk around the county.

Gaddesby Primary School has an outstanding ofsted report. Schooling for older children can be found in nearby towns.

Every year, on the Saturday morning before Christmas the village holds the 'Gaddesby Gallop' a five and a quarter-mile cross country race that starts from the Cheney Arms and ends up at the pub too!

Interested in running this opportunity?

Give us a call on [0116 201 4260](tel:01162014260) or visit [www.everards.co.uk](http://www.everards.co.uk)