



Bull Auberge

Old Ipswich Road, Yaxley, Eye, Suffolk, IP23 8BZ

Tenure - Freehold

Guide Price - £1,200,000 +VAT

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Bull Auberge, Ipswich Road, Yaxley, Eye, IP23 8BZ

Approximate Area = 6988 sq ft / 649.1 sq m

Limited Use Area(s) = 153 sq ft / 14.2 sq m

Outbuildings = 303 sq ft / 28.1 sq m

Total = 7444 sq ft / 691.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fleurets Limited. REF: 1396993

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Summary

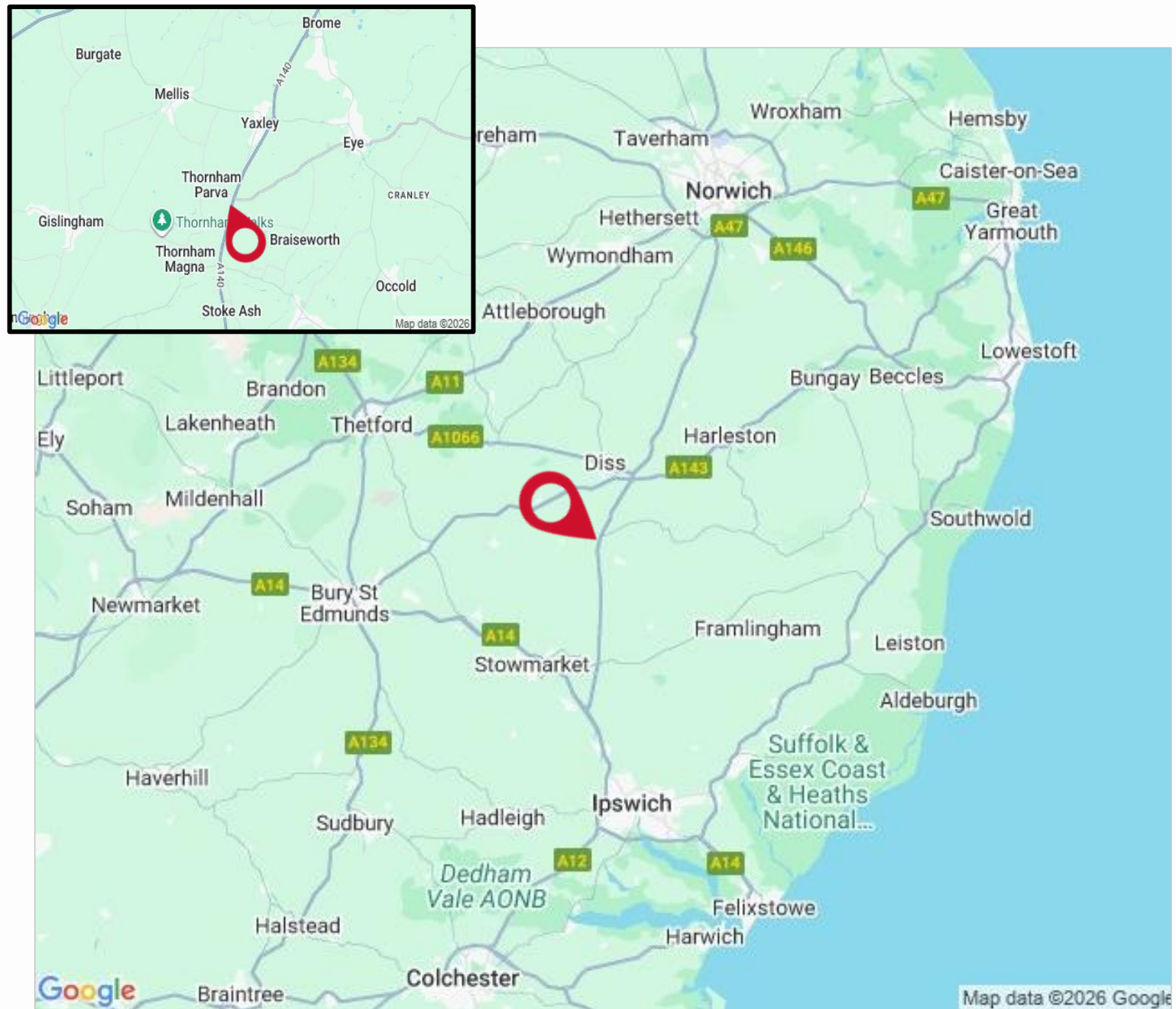
- Charming 15th century boutique country hotel
- Eleven purpose built letting bedrooms
- Prominent roadside position situated between Ipswich & Norwich
- Overall plot of circa 1.5 acres / Car park for 40 cars
- Two-bedroom manager's or owner's flat
- Potential wedding venue subject to licence

Location

Situated in Yaxley, Suffolk occupying a prominent roadside position on the A140 which links Ipswich to the south and Norwich to the north, the Bull is surrounded by wonderful views over open farmland. The charming village is located circa 24 miles north of Ipswich, 26 miles south of Norwich with the east Suffolk coast and towns of Aldeburgh and Southwold being approximately an hour's drive away.

Description

Deceptively spacious former Coaching Inn arranged over ground and first floors. In recent years, a modern extension and detached letting block have been built which have been cleverly designed to blend in with the main building and surrounding landscape. In total there are eleven letting bedrooms, all of which have ensuite facilities and air-conditioning. The main building offers a wealth of charm and character with exposed brickwork and timber beams. Two-bedroom self-contained flat on the first floor and accessed internally, which provides an ideal space for an owner or management.



Viewing

Strictly by appointment only through Fleurets East Office on 01223 402 600.

Trade

The business operates as a boutique hotel offering bed & breakfast. We have been advised that approximately 60% of room income is generated by direct bookings. Bedroom check in is available from Monday to Saturday only. Potential to open 7 days a week and to obtain a wedding licence.

Awards

AA 5 Star Restaurant with Rooms.

Bronze Tourism.

Rated 'Travelers Choice' for both the accommodation.



Accommodation

Ground Floor

Main customer reception accessed via the car park leading through to:

L-shaped bar with wood panelling and polished top, rear shelving for wines and spirits and under counter refrigeration. Seating for 8 customers.

Restaurant areas set for a total of 40 covers with half high wood panelled walls, exposed timber beams and fireplace with wood burner.

Ladies, gentleman's and accessible toilets.

Ancillary Area (Internal)

Office and staff room with WC and shower located to the rear of the reception area.

Trade kitchen which runs on 100% electric and has an extensive range of high end cooking and refrigeration facilities which include a Target induction range cooker, Rational iCombi oven and a Le Verre De Vin wine fridge, all of which are included within the sale price. Stainless steel preparation work tops, shelving and extraction. Marble top island and heated chefs pass.

Ancillary Area (External)

Storage room housing beer cellar, commercial refrigeration and meat dry ager.

Laundry room and boiler room.

Drinks store with racking.

Cleaning store.

Kitchen garden with 25 x 12ft polytunnel, circa 80 sqm of growing area and purpose built raised beds, all of which have been constructed since 2022 using sympathetic material.

Mature orchard with further commercial polytunnels, growing wall and herb garden.

Fully functional horse box bar with lighting, optics and beer pumps for outside functions and catering events.

Private Accommodation

First Floor:

Office / bedroom.

Living room.

Fitted domestic kitchen with built in appliances and breakfast bar.

Second Floor:

Main bedroom with fitted wardrobes.

Dressing room.

Shower room.

External

The extensively developed grounds extend to circa 1.5 acres which can seat up to 85 people under a stretch tent or up to 150 in a more casual format with bench seating.

Car park for circa 40 cars and timer-controlled lighting.

Seating to the front for 12 customers.



Letting Accommodation

Main Building

Detached two storey building comprising:-

Ground Floor:

Room 1 - Super king bed and shower room.

Room 2 (Triple) - Double and single bed and shower room.

First Floor:

Room 3 - King size four poster and shower room.

Room 4 (Triple) - Super king and single bed and shower room.

Annexe

Detached two storey building comprising:-

Ground Floor:

Room 6 - Super king bed and shower room.

Room 7 - With height adjustable super king bed and wheelchair accessible wet room

Room 8 (Triple) - King size and single bed and shower room. Room eight can interconnect with room nine.

Room 9 - Super king bed and shower room.

First Floor:

Seating area for 6 – 8 guests on sofas and arms chairs.

Room 10 - Super king four poster bed and bathroom.

Room 11 - Super king four poster bed and shower room.

Room 12 - Super king four poster bed and shower room.

Tenure

Freehold.

Planning

We have made enquiries with Mid Suffolk District Council and can confirm that the property is Grade II Listed but is not listed as an Asset of Community Value (ACV) nor lies within a Conservation Area. For further information please contact the local authority.





Licensing

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday to Saturday	10am to 11pm
Sunday	12midday to 10.30pm

Business Rates & Council Tax

The property is in an area administered by Mid Suffolk District Council.

Rateable Value £21,500 (2023) & £30,750 (2026) per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

Agents Note

Planning permission was granted in December 2024 for the erection of single storey extension to enlarge the kitchen including alterations to main entrance porch. Interested parties should carry out their own due diligence by contacting the planning department at Mid Suffolk District Council quoting reference [DC/24/03967](#) and [DC/24/03966](#).

EPC

The property has an EPC rating of D for the restaurant, C for the Living Accommodation 1 & D for the Living Accommodation 2.

Services

We are informed that the premises benefit electric and oil only, there is no mains gas supplied to the premise.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.









For further information please log onto **fleurets.com** or give Mark a call.



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