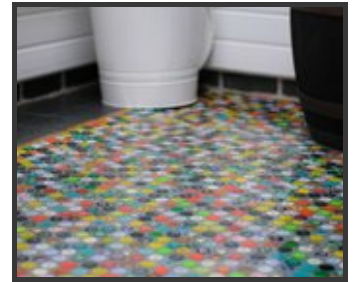# The Birch Tree

Bardon Hill

Public areas

Split bar / Dining room / Function room / Large garden / Petanque piece / Large car park

Private areas

2x Double bedrooms / Single bedroom or office / Large kitchen / Seperate WC / Bathroom / Lounge

Other areas

Outside storage

About this opportunity

The Birch Tree is a well run and well looked after pub that serves great food and drinks in a beautiful setting with a beer garden to die for!

Sue and Brian have run this pub for four years and are now retiring - they will be sad to say goodbye to the Birch Tree. They have maintained this pub to a high standard adding their own personality throughout and are very proud of the pub - including the quirky toilets with flooring in the men's made up of bottle caps and in the ladies of two pence pieces - a nod to their attention to detail and fun which runs throughout the pub!

The pub attracts a varied customer base with a real mixture of young and old, families and singles. They have 3 petanque teams and a darts team at the pub, as well as many local groups such as Scouts, The Honey Club and the QMS using the pub on a regular basis.

The housing and industrial areas in Bardon are expanding so there will be more potential customers in the coming years. Although the pub is well used by locals, lots of people travel to the pub on its reputation.

It is also a good stop off being close to Junction 22 of the M1.

This opportunity won't be around long, so if you're interested, give us a

The community

The Birch Tree sits on the top of Bardon Hill, on the main road into Coalville.

Bardon Hill is a former volcano and is the highest point in Leicestershire after Beacon Hill.

Close to the pub, you will find Bradgate Park and Sense Valley Park and Coalville town centre is only a twenty-minute walk or five-minute drive away.

The pub sits on the A50 and is only 5 minutes away from Junction 22 of the M1 so gets a lot of passing trade and commuters stopping for a well earned food and drink break.