



3 First Floor Rooms and Kitchenette



Unisex Toilets and 1st Floor Shower Room with WC



3 Bar/Restaurant Areas



On-Street Parking



Courtyard Garden



EPC Band - TBC

Council Tax Band - TBC  
Local Authority Dacorum Council



High Street, Flamstead, AL3 8BS  
Guide Price £600,000 Freehold

# The Spotted Dog, High Street, Flamstead

A stunning Grade II listed public house and restaurant at the heart of this vibrant Hertfordshire village.

- 📈 Refurbished throughout
- 📈 Front and back Bar areas, Restaurant and Snug
- 📈 Professional kitchen
- 📈 Barrel Cellar
- 📈 Three rooms upstairs
- 📈 Ladies and Gents Public Toilets and upstairs shower room + WC
- 📈 Enclosed courtyard seating area with retractable roof

## Description

The property has been completely refurbished to a very high standard and benefits from a professional kitchen. There is a further office and two bedroomed residential accommodation above the business on the first floor.

There is also an enclosed courtyard eating area with retractable roof in addition to the sizeable internal restaurant seating, bar area and snug.

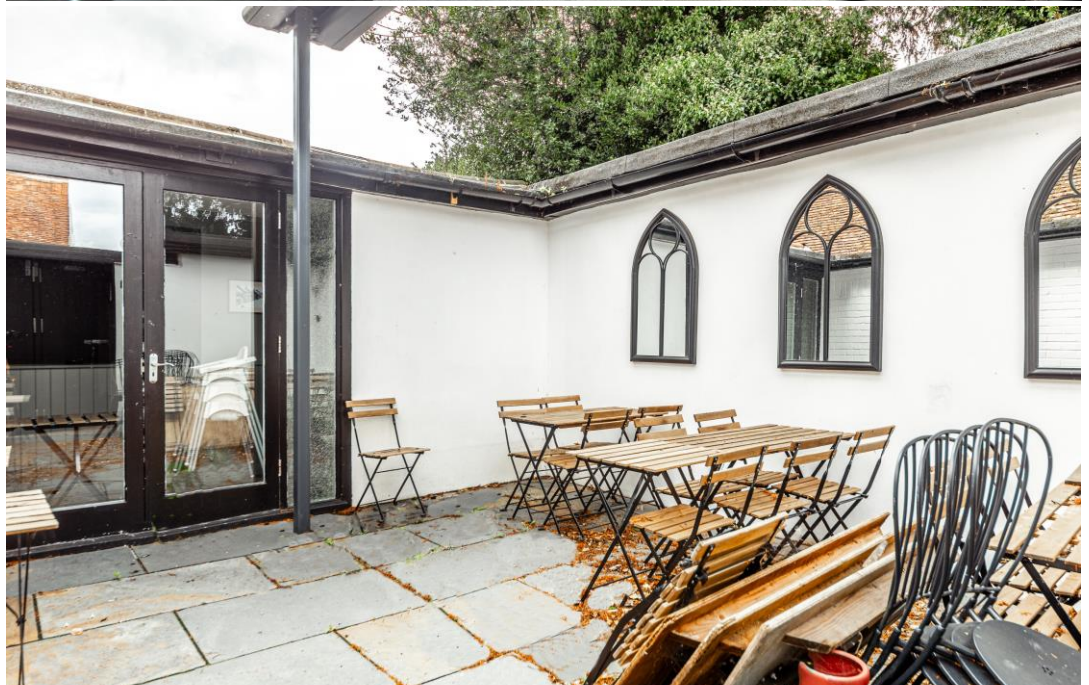
In good decorative and operational condition, the property retains the charm and character expected by customers visiting for a pub meal or for socialising. There is also potential for a restaurant specialist and/or coffee shop.

## Location

Flamstead is a vibrant and active village with an attractive High Street. Famous for its annual Scarecrow festival and located close to excellent transport and leisure facilities as well as the rolling hills of North Hertfordshire and the Chilterns it is a popular destination for families and particularly cyclists from all over the area.

Locals and visitors enjoy the friendly welcoming village atmosphere. The business offers a destination for dining and drinking in relaxed surroundings at a local landmark.

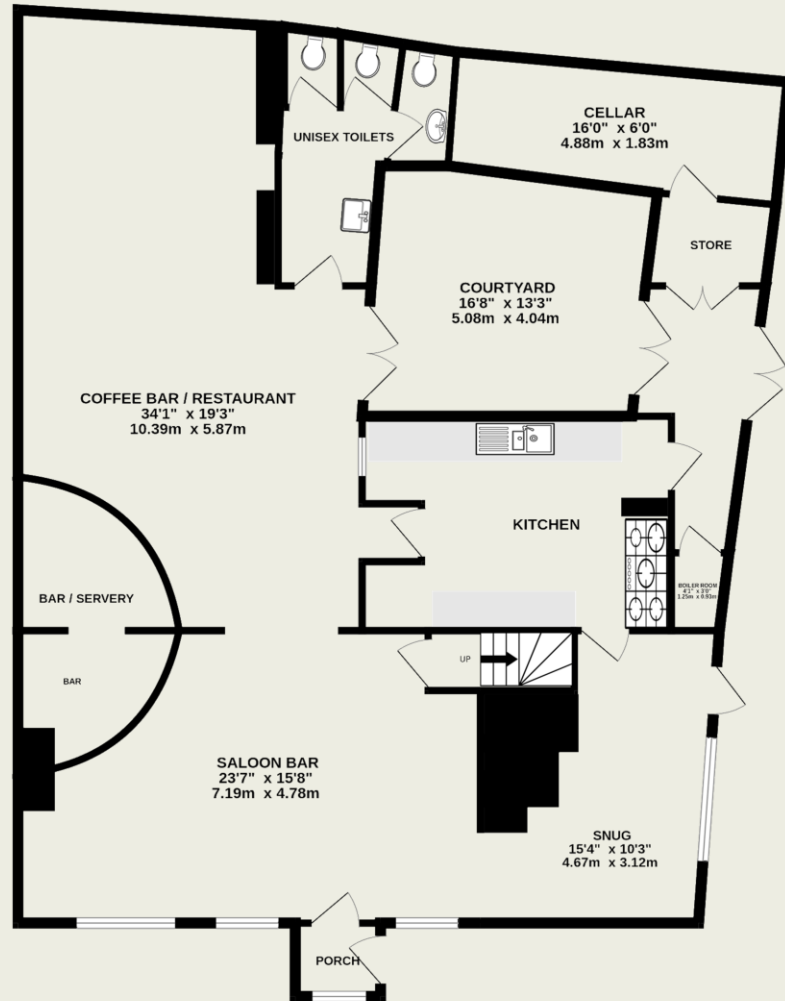




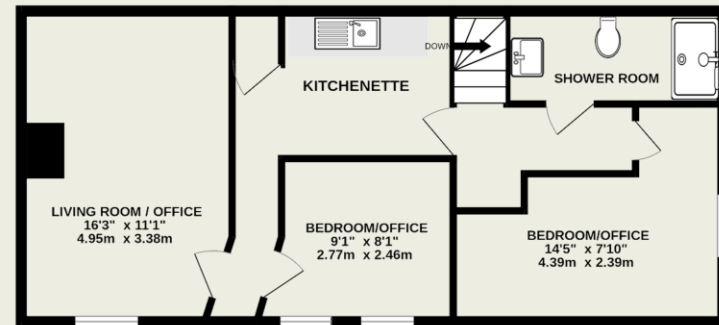
**Important Information**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

GROUND FLOOR  
1541 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 2138 sq.ft. (198.7 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.