



**16TH CENTURY COACHING INN WITH 9 LETTING
BEDROOMS, EXTENSIVE PUBLIC AREAS,
TOURING AND CAMPING SITE**

KNOWN AS

**THE WESTCOUNTRY INN, BURSDON MOOR,
NR. HARTLAND, NORTH DEVON, EX39 6HB**

For Sale By Private Treaty Subject to Contract

- Prominent trading location fronting the A39*
- Set within 2 acres with beer garden, car parking, touring and camping site*
- Public areas including public bar, lounge bar, restaurant, function suite*
 - Gymnasium with hot tub*
 - 9 well appointed en-suite letting bedrooms*
 - Many rooms with far reaching countryside views*
 - 2 / 3 bed owners accommodation*
 - Same ownership since 2003*

PRICE: Offers are invited in the region of £495,000 for the freehold interest to include trade of fixtures, fittings and equipment, goodwill of the business with SAV

LOCATION

Located on the A39 Atlantic Highway, the property has a road frontage on this popular tourist route giving it the opportunity for chance / passing trade. Bude lies 10 miles to the South, Bideford 12 miles to the East and the village of Hartland 4 miles to the North. The direct area surrounding the property is known as Bursdon Moor.

THE PROPERTY AND CONSTRUCTION

Being a former 16th century coaching Inn, the extensive property has retained many period features including exposed stone walling, open fireplaces and beamed ceilings. The main building is of two storey construction with rendered elevations under a pitched slate roof, with a latter single story extension, with pitched slate roof, providing further trading area by way of a function suite, which also has a removable skittle alley. Public areas include main bar, lounge / games bar, restaurant, overflow restaurant and carvery / function suite for circa 60. Much attention has been paid to the first floor letting accommodation with the premises benefiting from 9 letting bedrooms, all being en-suite. Also located on the first floor is the owners' apartment which consists of 2 / 3 bedrooms (one is currently used as an office), four piece bathroom, toilet and a lounge with extensive countryside views. Adjoining the main building, and located in the 2 acres of ground is a gymnasium and hot tub for residents and gym members, beer garden, tarmac car parking and two touring / camping fields.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

Having been owner operated by our client since 2003, during this time much of the premises, including letting bedrooms, public areas, toilets and bathrooms have been refurbished and / or upgraded. Net turnover for the last couple years has been between £175,000 and £185,000. Our client estimates the turnover split to be approximately 20 wet : 40 dry : 40 accommodation. At present our client operates with the following staffing 2 x chefs, 2 x house keepers, assorted bar and waiting staff dependent on season. The venue is host to assorted team events including 3 x skittles, 1 x pool, 1 x darts. Included within the sale of the business is the website, www.west-country-inn.com, which has an online booking system, accommodation is also listed on various booking sites including booking.com, laterooms.com etc.

THE STOCK

Any current stock to be purchased at valuation upon completion.

LICENCE

The property is sold with the benefit of a Premises Licence.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Reception entrance with tiled floor

MAIN PUBLIC BAR

37'7 x 14'7 (11.45 m x 4.45 m) Bar servery, 3 x chiller fridges, non slip flooring, till, glass washer, stainless steel single drainer sink, coffee machine, assorted beer fonts. Bar area with multi fuel burner, exposed stone chimney breast, table and chair seating, darts board, TV

GAMES / LOUNGE AREA

32'8 x 23'10 (9.95 m x 7.25 m) Part tiled, part carpeted floor, pool table, fruit machine, sofa seating, double glazing, exposed stone walling, juke box

GENTS TOILET

Tiled walls and floor, wash hand basin, low level w.c., urinal

LADIES TOILET

Tiled walls and floor, 2 x low level w.c's, 2 wash hand basins, vanity unit and back lit mirror

RESTAURANT

38'8 x 14'4 (11.80 m x 4.35 m) Flagstone flooring, covers for circa 36, settle seating, exposed ceiling beams, gas fire, return bar servery from main bar

CONSERVATORY ENTRANCE

Fronting onto road, double glazing, tiled floor, seating

OVERFLOW RESTAURANT

27'3 x 10'5 (8.30 m x 3.15 m) Carpet, table and chair seating, servery and till

CARVERY / FUNCTION SUITE

37'3 x 27'10 (11.35 m x 8.50 m) Covers for circa 60, exposed ceiling beams, carpet, double glazing, carvery servery, uprighters, ladies and gents toilets, removable skittle alley

KITCHEN

Stainless steel preparation benches, non slip flooring, 6 burner gas oven, combi-oven, double grill, double deep fat fryer, griddle, stainless steel wash hand basin, plate warmer, 3 x microwaves, plastic clad walls, fridges, freezers, chefs office

Adjoining **wash area** with double drainer sink unit,

dishwasher

LAUNDRY ROOM

Tumble dryer, washing machine, ice machine, adjoining dry store

LETTING BEDROOMS - FIRST FLOOR

The letting accommodation has been refurbished to provide well appointed en-suites bedrooms all with double glazing, carpeted flooring, radiator heating and the majority having countryside views.

1 x Twin room
1 x Family room
1 x King room
1 x Super King room
5 x Double rooms

OWNERS ACCOMMODATION

LOUNGE

21'11 x 16'2 (6.70 m x 4.90 m) Carpet, double glazing, radiator heating, countryside views

BEDROOM 1

12'11 x 10'11 (3.95 m x 3.30 m) Carpet, radiator heating, double glazing

Hallway with carpet, radiator heating

BEDROOM 2

12'11 x 10'11 (3.95 m x 3.30 m) Carpet, radiator heating, double glazing

BEDROOM 3 / OFFICE

CCTV recorder and monitor

FOUR PIECE BATHROOM

Bath, shower, low level w.c., wash hand basin, carpet, tiled walls

TOILET

Low level w.c., wash hand basin

OUTSIDE

The property sites on a site of circa 2 acres, with tarmacadam car parking, beer garden and 2 former paddocks which provide touring caravan and camping pitches. There is an additional building which is presently used as a residents and members gymnasium measuring 39'7 x 16'11 (12.05 m x 4.90 m), which has an adjoining changing area and hot tub room.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,
 42 RIDGEWAY DRIVE,
 BIDEFORD,
 NORTH DEVON, EX39 1TW**



website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk

TEL: 01237 424053 / 07868 846357