



**QUINTESSENTIAL THATCHED DESTINATION VILLAGE INN
WITH LETTING BEDROOMS AND SELF CATERING UNITS**

KNOWN AS

**THE EXETER INN, CHITTLEHAMHOLT,
NR UMBERLEIGH, DEVON, EX37 9NS**

For Sale By Private Treaty Subject to Contract

- *Olde Worlde 16th C Thatched Village Inn*
- *Lounge bar, snug, dining room, conservatory dining room*
- *Many period features including beamed Ceilings, Feature Fireplaces, Timber Panel Walls, exposed stonework*
- *3 first floor letting bedrooms and 2 x apartments, suitable for owners, staff or letting purposes*
- *3 separate ground floor self caterings units, each with outside space*
 - *Car parking and beer terrace*
 - *Two garden areas predominately laid to lawn*
 - *Ideal family / dual family operation*

PRICE: Offers are invited in the region of £649,950 for the Freehold interest to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV

LOCATION

Chittlehamholt is a popular North Devon village, located just off the A377 (old Exeter to Barnstaple Road), near Umberleigh. The property can also be accessed from the A361 (North Devon Link Road) through the Market Town of South Molton, which is approximately 6 miles away.

THE SITUATION

The property is located on the main road through the village, within walking distance of High Bullen Hotel and 18 hole parkland Golf Course.

THE PROPERTY AND CONSTRUCTION

The Grade II Listed thatched property dates back to c.16th Century and is of masonry construction with rendered elevations. To the front of the Inn is a latter conservatory style extension to create further dining area. The main Inn building comprises of lounge bar, snug, restaurant and conservatory restaurant with many period features throughout including beamed ceilings, exposed stonework fireplaces and timber panelling. At first floor level are 3 en-suite letting bedrooms, a 2 bedroom apartment with an additional one bedroomed at ground floor level. The adaptable accommodation makes the operation of the business particularly suitable for a family / dual family occupation. As well as the main building there are 3 ground floor self catering units to the rear, all of which have their own garden / courtyard area. Additional outside space includes car parking and beer terrace to the

front of the property as well as two garden areas which are predominately utilised for the self catering units.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

Having been in the same family ownership for approximately 35 years, for personal reasons the business is now more reliant on staff than it has been in the past. It is thought a husband and wife / family operation could significantly increase the turnover of the business which is currently £150,000 net as well as reducing wage costs. These figures do not include trade from the self catering units. As well as traditional public house fayre our clients offer golfing and shooting weekends, B&B stays and self catering lets.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

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

LICENCE

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

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION (*comprises*)

From the car park entrance into

MAIN LOUNGE BAR

43`4 x 15`4 (13.20m x 4.65 m) Feature bar with original beamed ceilings, part quarry tiled floor and carpeting, feature fireplace with inset wood burner, exposed stone walls. There is seating for approximately 20 covers and a timber servery housing a selection of pumps, real ale casks and bottle fridges etc. There is an adjoining **RESTAURANT AREA** with covers for circa 10.

SNUG AREA

24`11 x 10`3 (7.60m x 3.10m) Covers for 8, leature sofa seating, feature fireplace with wood burner, beamed ceiling, carpet.

Ladies & Gents W.C's and door to rear self catering units.

Rear **BOTTLE STORE** and **CELLAR** with direct access to the front of the property.

CONSERVATORY DINING ROOM / BREAKFAST ROOM

13`6 x 11`6 (4.10m x 3.50m) Covers for circa 14, vaulted ceiling and is glazed to the front and sides, with access to the front terrace. This room is used for B&B guests for breakfast and also as a dining area in the evenings.

COMMERCIAL KITCHEN

Non slip flooring, dishwasher, microwaves, 6 burner gas oven, grill, double sink unit, griddle, 3 x deep fat fryers, 2 x fridges, extractor system.

UTILITY ROOM which houses washing machine, fridges and freezers.

OFFICE

14`7 x 9`1 (4.45m x 2.75m) Carpet and adjoining 3 piece shower room for staff.

OWNERS / STAFF ACCOMMODATION

Double Bedroom, Lounge / Diner with fitted

kitchen, Bathroom.

From the car park there is another entrance which brings you into a small hallway with stairs to the letting accommodation, currently comprising:-

PINK ROOM

Double Bedroom with beamed ceilings, wash hand basin, en-suite shower & w.c.

BROWN ROOM

Twin Bedroom, plus children's bed, 3 piece en-suite bathroom with linen store.

GREEN ROOM

Twin Bedroom, shower, wash hand basin, en-suite w.c.

EXETER SUITE

This is a two bedroom self contained letting apartment and comprises of en-suite double bedroom, twin room with en-suite shower, separate w.c., living room with fitted kitchen.

OUTSIDE

To the front of the property is car parking for circa 18 vehicles as well as a gravelled beer terrace with picnic bench style seating

To the rear of the pub there are three self contained letting units, with separate access from the road, as well as access via the main Inn building and the Inn car park.

“NEXT DOOR”

Double bedroom, lounge / diner with kitchenette, bathroom, private garden area.

“HIGHWAY”

Lounge with kitchenette, double en-suite bedroom, archway from main lounge into Study / children's bedroom, front courtyard garden.

“NEW COACH HOUSE”

Kitchenette area with lounge diner, double en-suite bedroom, twin en-suite shower room. French doors from the lounge area out into private garden.

OUTSIDE

There are two garden areas which are predominately laid to lawn and are utilised as by the self catering units.



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.
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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
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