



**TRADITIONAL VILLAGE CENTRE PUBLIC HOUSE WITH  
OWNER'S COTTAGE, BEER GARDEN, PRIVATE GARDEN  
AND ADDITIONAL FLAT SUITABLE FOR AIR BNB**

**KNOWN AS**

**THE COACH AND HORSES,  
BUCKLAND BREWER, BIDEFORD,  
NORTH DEVON, EX39 5LU**

## For Sale By Private Treaty Subject to Contract

- Public House within expanding North Devon village*
- For sale after 35 years in the same family ownership*
- Character accommodation throughout including thatched roof, beamed ceilings, exposed stonework fireplaces*
- Lounge bar, restaurant, pool room, skittle alley / function room*
  - Beer garden and car park*
- Owners 3 bedroomed adjoining cottage with private garden area*
- Additional one bedroomed flat suitable for Air BnB, letting, further owner's accommodation*
  - Character and well maintained accommodation*

**PRICE: Offers are invited in the region of £495,000 Freehold to include trade fixtures, fittings and equipment, goodwill of the business plus SAV**

### LOCATION AND SITUATION

The property is situated on the main arterial road through the village close to the village shop and primary school. The Towns of Bideford and Great Torrington are both approximately 6 away. The village has approximately 1,200 residents although this has increased in recent years due to new housing developments having been completed and further developments bringing up new housing numbers in the village an additional 200.

### THE PROPERTY AND CONSTRUCTION

The 13th Century thatched property offers the type of character patrons hope to find from a village centre Public House, including beamed ceiling, exposed stonework, fireplaces, wood burners etc. Having a main lounge bar, 2 x restaurant areas, former pool room currently additional seating, kitchen and skittle alley / function suite it is the private accommodation that offers considerable scope. The private areas are currently configured as a 3 bedroomed owner's cottage adjoining the public house as well as an additional first floor one bedroomed flat, making the business suitable for dual family occupation, having live in staff, dependent relative or additional income from holiday / Air BnB rental. The main owners cottage had a new kitchen and bathroom fitted in Spring 2020, whilst the thatch roof was compacted and the roof ridge replaced at a similar time. There are outside areas for both the business and private accommodation, with 2 outside seating areas for the public house, one to the front and the other within the beer garden to the side of the property. To the rear of the owner's cottage is a private garden area that was landscaped in Spring 2020. To the rear of the property is a car park which also has freezer storage, owner's workshop and log

store.

### THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

### THE BUSINESS

Having been within the same family ownership for the past 35 years, the business is owner operated by a husband and wife partnership, with one of the partnership front of house and the other operating the kitchen. In addition there is a pool of approximately 5 members of part time staff. Operating hours currently Monday 7-11pm through skittle season, Tuesday – closed, Wednesday-Saturday - 12-3pm food to 2pm and 6-11pm food to 8:30pm, Sunday- 12-6pm food to 3pm. It should be noted that these are reduced hours from our clients previous 7 days per week operation due to their pending retirement. Turnover on these reduced hours has been between £230,000 - £245,000 (which currently includes a 6 week holiday period as well) with turnovers of £350,000 - £360,000 regularly achieved with 7 day opening. It is estimated the wet dry split is approximately 55:45. The premises is host to a number of teams, 5 winter skittles teams, 1 x darts team and hosts a number of quiz nights throughout the year.

### 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**

##### **MAIN LOUNGE BAR**

Entrance door, beamed ceiling, stonework fireplace with recessed wood burner, carpet, table and chair seating for 16, bar stool seating, stonework return bar servery with chiller, glass washer, stainless steel single drainer sink, assorted draft beer / cider pumps

##### **RESTAURANT**

Beamed ceiling, stonework fireplace with recessed wood burner, carpet, covers for 14, return bar servery from main lounge bar, doorway to:-

##### **SECOND RESTAURANT**

Exposed stonework, fireplace, carpet, electric heating, covers for 18

##### **FURTHER SEATING**

Former pool room with further covers for 10

##### **SKITTLE ALLEY / FUNCTION SUITE**

Skittle alley and ball return, wooden flooring, dart board

##### **COMMERCIAL KITCHEN**

Eye and base units, tiled flooring, 6 burner hob, Blue Seal Turbofan oven, extraction canopy system (installed 2025), griddle, double deep fat fryer, 2 x fridges, microwave, water boiler, dishwasher, upgraded fire alarm system (installed 2025)

##### **UTILITY ROOM**

Plumbing for washing machine

##### **LADIES TOILETS**

2 x low level w.c.'s, 2 x wash hand basins, non slip flooring, down lighters

##### **GENTS TOILETS**

3 x urinals, low level w.c., wash hand basin, non slip flooring, down lighters

##### **DISABILITY FRIENDLY TOILET**

##### **CELLAR**

Assorted cooling equipment, pumps, lines etc

##### **OUTSIDE**

To the front of the property is a paved area with picnic bench seating for approximately 24, with further outdoor seating within the side beer garden with is predominately laid to lawn with many established trees and shrubs. There is also a children's activity frame. To the rear of the property is a private car park, as well

as freezer / fridge store, owners garage / workshop and log store.

### **PRIVATE ACCOMMODATION**

There are two entrances to the private accommodation, one from street level, providing a self contained entrance, the second from within the main building

#### **GROUND FLOOR ENTRANCE FROM STREET LEVEL**

Covered entrance porch

##### **DINING ROOM**

17'8 x 11'6 (5.40m x 3.50m) Beamed ceiling, carpet, radiator heating

##### **LOUNGE**

17'5 x 11'6 (5.30m x 3.50m) Exposed stonework fireplace with feature former bread oven, wood burner, carpet, radiator heating

##### **KITCHEN - Fitted Spring 2020**

13'9 x 10'2 (4.20m x 3.10m) Tiled floor, eye and base units, stainless steel single drainer sink, 4 burner gas oven, breakfast bar, beamed ceiling

##### **4 PIECE WETROOM - Fitted Spring 2020**

13'9 x 6'3 (4.20m x 1.90m)

#### **FIRST FLOOR**

##### **BEDROOM 1**

15'5 x 9'6 (4.70m x 2.90m) Carpet, radiator heating, wardrobe

##### **BEDROOM 2**

12'6 x 9'10 (3.80m x 3.00m) Carpet, radiator heating

##### **BEDROOM 3**

12'6 x 9'6 (3.80m x 2.90m) Carpet, radiator heating, with potential to interlink to flat

#### **OWNERS FLAT - FIRST FLOOR**

##### **LOUNGE**

14'9 x 12'9 (4.50m x 3.90m) Carpet, radiator heating

##### **BEDROOM**

12'2 x 9'10 (3.70m x 3.00m) Radiator heating, wardrobe

##### **3 PIECE BATHROOM**

7'10 x 5'11 (2.40m x 1.80m)

##### **KITCHEN**

10'10 x 9'6 (3.30m x 2.90m) Base units, sink unit and drainer

##### **OUTSIDE**

To the rear of the owner cottage is a private garden area that was landscaped in Spring 2020.



#### **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

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