



A well-regarded and impressive character village inn with letting rooms, and spacious, flexible owner's accommodation, which is presented to a high standard throughout. With 5 letting bedrooms and a letting apartment, character bar areas (44+), attractive dining room (30+), well-equipped commercial catering kitchen, alfresco seating areas (70), customer car park and an owner's private garden. 3 double bedroom family sized owner's accommodation with lounge. Extremely well presented throughout and offering an impressive multi-faceted business and home with a strong trading history and flexible owner's accommodation suitable for two families/multigenerational living. Opportunities to develop all aspects of the trade still further. Retirement sale after 22 years.

MITRE INN
2 THE SQUARE, WITHERIDGE, TIVERTON, DEVON, EX16 8AE

FREEHOLD OFFERS OVER: £525,000

REF: 4869

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

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THE PROPERTY

The Mitre Inn is a substantial and deceptively spacious Grade II listed character village inn, with origins reputedly dating back to around 1840. The Mitre Inn retains much of the charm and character you would expect, whilst having been the subject of sensitive renovation and refurbishment by our clients during their 22 years of ownership. Presented and furnished to a high standard throughout, the inn offers 5 Letting Bedrooms, a 1/2 Bedroom Letting Apartment, an attractive Main Bar with 30+ covers, a Lounge/Snug for 14+ customers, a character Dining Room for 30+ customers, well-equipped Commercial Catering Kitchen with extensive associated ancillary facilities, and a spacious family sized 3 Double Bedroom Owner's Accommodation with Lounge, and Bathroom. The size and flexibility of the accommodation would suit 2 families/multi-generational living. Externally, there is a Customer Seating to the front and side for 70 customers, a Customer Car Park and an attractive Owner's Rear Garden. Unrestricted parking is also available in the village. The Mitre Inn is an extremely popular and well-regarded food led destination village freehouse and this impressive business and property is undoubtedly a very special place to live and work, with spacious and flexible owner's accommodation. A viewing is strongly recommended to fully appreciate all that this classic Devon country village inn with rooms has to offer.



SITUATION

The Mitre Inn occupies a prominent position in the centre of Witheridge, adjacent to the B3137 Tiverton to South Molton road, and is the only pub in the village. This busy and well-loved village provides a comprehensive range of local amenities. Witheridge is located around 5 miles from the A361 North Devon Link Road, and the nearby town of Tiverton, just 10 miles, is a bustling historic town with a range of everyday amenities including high street shopping, supermarkets and leisure facilities. Tiverton also offers an excellent selection of schools, including the renowned independent Blundell's School. Access to the M5 is found at Junction 27,

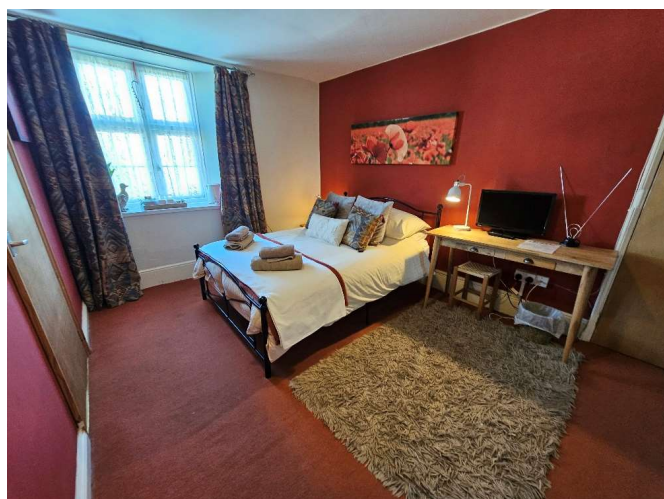
approximately 16 miles, with the adjoining Tiverton Parkway mainline train station with a fast connection to London Paddington in around 2 hours. Witheridge is also known as "the gateway to the two moors" being situated equidistant to both Dartmoor and Exmoor with the Two Moors Way, a well-known and well walked coast to coast footpath running through the village and bringing regular custom to the inn. The surrounding landscape provides endless opportunities for outdoor pursuits, including walking, cycling and riding.



INTERNAL DETAILS

Main Customer Entrance Door to the front into Entrance Vestibule into: **Entrance Hall** an impressive entrance area with access to the trade areas and a beautiful open staircase leading to the upper floors. **Main Bar Area** an attractive character room with carpeted flooring, exposed ceiling timbers, exposed wall timbers, feature stone fireplace with inset wood burning stove, menu boards, range of wooden tables, upholstered wooden chairs, cushioned pews, window seating and bar stools comfortably for 30 customers plus standing room. Timber fronted and polished timber topped **Bar Servery** fitted with associated back bar fittings, optics and display shelving with non-slip flooring, electric cash register, double glass fronted bottle fridge, single glass fronted bottle fridge, wine racking, open display shelving, glasswasher and sink unit. **Lounge/Snug Bar** another character room with carpeted flooring, exposed ceiling timbers, part exposed stone walls, feature stone fireplace (disused), freestanding tables, upholstered chairs and comfortable seating for 14+ customers. **Dining Room** an attractive character room with stripped oak flooring, exposed ceiling timbers, part exposed stone walls, feature fireplace (disused), wall mounted menu boards, storage cupboards, waitress station/breakfast bar with commercial coffee machine and a glass fronted bottle fridge, range of freestanding wooden tables and chairs comfortably seating 30+ customers. **Ladies and Gents WC's**. **Commercial Kitchen** fitted with a comprehensive range of commercial catering equipment to include non-slip flooring, part stainless steel-clad walls, extraction

system with stainless steel canopy and gas interlock system, 6 burner range, twin tabletop deep fat fryer, 3 commercial microwave ovens, warming cabinet, hot plate with warming lamps. Stainless steel workbenches with shelving below, stainless steel sink unit, stainless steel shelving, racked shelving, saladette salad server, 4 door under counter commercial fridge, twin deep bowl stainless steel sink unit, commercial dishwasher, and an ice machine. **Storage Area** a former coaching arch, now enclosed with a double commercial upright fridge, commercial upright freezer, log store, racked shelving and oil boiler. **Cellar Areas** on the lower ground floor with 3 rooms consisting of a temperature-controlled **Beer Cellar**, a **Fridge/Freezer Store** and a further **Storeroom**. First floor **Storeroom** a former Function Room with potential to be reinstated or to create an additional letting/owner's accommodation subject to the necessary permissions.



LETTING ACCOMMODATION

The business offers 5 letting bedrooms on the first floor each of which offering colour televisions, courtesy trays, hairdryers and WiFi, and briefly comprise; **Bedroom 1** a good sized double bedroom with an **Ensuite Shower Room**. **Bedroom 2** a good sized standard double bedroom with handbasin. **Bedroom 3** a good sized standard double bedroom with handbasin. **Shower Room with WC** for the use of rooms 2 and 3. **Separate WC** for the use of rooms 2 and 3. **Bedroom 4** a generous family bedroom (sleeps 4) with an **Ensuite Shower Room**. **Bedroom 5** a good sized double bedroom with an **Ensuite Shower Room**. **Laundry Room** with 2 washing machines, 2 tumble dryers and storage shelving. **Letting Apartment** on the second floor which can be accessed via the main staircase or via the owner's accommodation. **Open Plan Sitting Room, Double Bedroom and Kitchenette** with part exposed stone walls, vaulted ceiling timbers, **Shower Room** and a **Twin Bedroom**.

Agents Note: The letting apartment has been used as additional independent owner's accommodation, for

long term letting, and could also be a lucrative Airbnb and is a flexible and versatile space.



OWNER'S ACCOMMODATION

Situated on the second floor is the spacious self-contained family sized owner's accommodation with independent access and which briefly comprises; **Lounge** a good sized room, **Bedroom 1** a double bedroom, **Bedroom 2** a double bedroom, **Bedroom 3** a double bedroom, **Family Bathroom** with freestanding bath and a separate shower cubicle; and a **Storage Room** which could be incorporated as additional accommodation and linked to the function room below.

EXTERNAL DETAILS

Alfresco Seating directly to the front of the property with benches providing seating for around 54 customers. To the side of the pub is a **Lawned Area** with further seating for 16 customers. Adjacent to this is a **Customer Car Park** for around 6 vehicles. There is further unrestricted parking is available in front of the inn and within the village. To the rear is a **Private Owner's Garden** being fully enclosed and mainly lawned incorporating mature trees and shrubs, a gravelled terrace area, greenhouse and a wooden storage shed.

THE BUSINESS

The Mitre Inn is extremely well presented throughout and trades as an impressive and popular country village inn and destination freehouse offering food and letting accommodation. Located in a popular and attractive part of Devon, The Mitre Inn is a traditional character country inn and is the only pub in the village. In addition to Witheridge, it serves other surrounding villages, hamlets and towns in the area and also attracts tourist trade, particularly walkers following the Two Moors Way, having established links with specialist walking tour companies. The Mitre Inn is well supported by the community and has a reputation for good freshly prepared homemade food using local produce. The pub also offers a popular takeaway menu and Sunday roast. The business benefits from impressive levels of goodwill

and regular repeat custom and the letting rooms attract a steady stream of custom, although these are not actively promoted, other than on their website www.themitreinn-witheridge.co.uk which provides further background information on the business, menus and opening hours. Our clients do not currently make use of any online accommodation booking portals. The business has been awarded a Tripadvisor Travellers Choice Award, has a 5-star food hygiene rating and has numerous excellent reviews on Google. Our clients advise that there is genuine potential to develop all aspects of the trade and for future growth in business levels, particularly by increasing the opening hours, especially during busy holiday periods and at weekends. There are also undoubtedly opportunities for further promotion of the letting accommodation, particularly by using online accommodation booking portals.



TRADING INFORMATION

Accounts for the year ending May 2025 show sales of £335,990 excluding VAT. Full trading information can be made available to interested parties following a formal viewing appointment.

CURRENT STAFFING

With retirement in mind our clients have deliberately cut down their hours and are assisted by 4 full time staff to include a manager and 2 chefs together with various part time and casual members of staff as trade levels dictate.

RATING

The current rateable value as registered on the 2026 rating list is £11,000 and we are advised that there are currently no business rates payable, due to small business rates relief.

SERVICES

Mains water, drainage and electric are connected. Oil is used for hot water and heating. LPG gas is used for cooking.



TRANSFER OF A GOING CONCERN

The sale includes the goodwill of the business and will be subject to Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

EPC

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PRICE & TENURE

Offers Over £525,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel:(01392)201262 Email:info@stonesmith.co.uk

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.