



Substantial character Devon country pub in an attractive rural location with spacious 4 double bedroom owner's accommodation. Bar & Dining Area for 35+, Restaurant/Function Room for 40, well equipped Commercial Catering Kitchen, spacious family sized Owners Accommodation with potential for letting bedrooms. Recent New Roof, Boiler and Kitchen Extraction System. Set in over ½ acre the property benefits from Al Fresco Customer Seating Areas 32+, Private Owners Garden with stunning outlook and a large Customer Car Park for 30+ vehicles. Now closed but offering genuine potential to develop the trade and the property.

**THE LYMINGTON ARMS
LAMA CROSS, WEMBORTHY, DEVON, EX18 7SA
FREEHOLD: £395,000 REF: 4874**

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262
Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

The Lymington Arms is a substantial and deceptively spacious character detached country inn with origins believed to date back to around 1800. In the last 5 years the main roof and the mains gas boiler have been replaced and a new extraction system with gas interlock has been installed in the commercial kitchen. This traditional country inn has been extended over the years to provide extensive trade areas and spacious family sized owners accommodation, with potential for letting rooms. The Lymy retains much of the original charm and character and briefly comprises:- Bar and Dining Area (35+), Separate Restaurant/Function Room with Bar (40), well equipped Commercial Catering Kitchen with ancillary facilities and spacious 4 Double Bedroom (1 En-Suite) Owners Accommodation with 2 Shower Rooms and an open plan Lounge/Kitchen/Dining Room. The flexible and spacious owner's accommodation could be reconfigured to provide letting accommodation if so required. Externally, the property stands in grounds which extends to over 0.5 of an acre and benefits from a large Customer Car Park for 30 plus vehicles, lawned and terraced Trade Garden Areas (32+). To the rear is a Private Owners Garden and Patio Area with a stunning rural outlook. Now closed.



SITUATION

The Lymington Arms is located at Lama Cross on the outskirts of the rural country village of Wembworthy, which lies in one of the prettiest areas of the rolling Devonshire countryside and woodland, set above the River Taw Valley. The pub is situated approximately 2 miles from both the large village of Winkleigh and Eggesford Station which provides a train service to Exeter and Barnstaple. It is approximately 6 miles from the small Devon town of Chulmleigh and the market town of South Molton lies approx. 14 miles to the north. Crediton is approx. 11 miles southeast and Okehampton is approx. 12 miles south, both offering a comprehensive range of facilities with the latter giving direct access to Dartmoor National Park and the A30 dual carriageway, and easy access to Cornwall. The university and cathedral city of Exeter, with its access to the M5 motorway, intercity rail links and international airport, is 20 miles to the south.

INTERNAL DETAILS

Entrance doors to both front and side leading from the car park into:- **Main Bar & Dining Area** open plan character trade areas, beamed ceilings, part exposed stone walls, part wood panelled walls, carpeted flooring, stone fireplace, with inset gas stove, brick fireplace (disused), range of free standing wooden tables, chairs, bar stools and benches comfortably seating 35+ customers plus adequate standing room. Stone fronted and polished timber topped **Bar Servery** with non-slip flooring and fitted with a range of back bar fittings, display shelving and optics, EPOS till system with printer link to the kitchen, double glass fronted bottle fridge, glasswasher and stainless steel sink unit. **Still Room** with ice machine, fridge/freezer, tiled floor and walls and wall shelving. **Restaurant/Function Room** with **Reception Area and Waitress Station**, again a character room being extremely versatile and offering exposed ceiling beams, part exposed stone walls, feature stone fireplace, carpeted flooring, range of freestanding wooden tables and chairs comfortably seating 40 customers. **Dispense Bar & Wine Servery Area**. **Commercial Catering Kitchen** with tiled floors, part tiled and part stainless steel clad walls, fitted with an extensive range of commercial catering equipment to include:- 6-burner gas range, chargrill, commercial extraction with recently installed stainless steel canopy and gas interlock system, range of stainless steel workbenches with shelving below, hot plate serving gantry, 2 electric combination ovens, 3 microwave ovens, floor standing deep fat fryer, 2 door under counter commercial fridge unit with saladette over, upright fridge, 2 upright freezers, chest freezer, double bowl stainless steel sink unit. **Wash Up Area** with single deep bowl stainless steel sink unit, commercial pass-through dishwasher with tray slide. **Store Area** with under counter fridge and racked shelving. **Walk In Refrigerated Cold Room** with shelving. **Ladies & Gents WCs**. **Beer Cellar** temperature controlled on the ground floor with shelving and dray access to the front.





OWNER'S ACCOMMODATION

The property offers spacious and flexible owner's accommodation with potential to provide letting bedrooms, depending on personal requirements. The self-contained owner's accommodation can be accessed independently and briefly comprises:- open plan **Lounge/Dining Room/Kitchen** on the ground floor with patio doors opening onto the rear private garden area and extensive country views. Further door to rear, Kitchen Area fitted with a range of modern base and wall mounted cupboards and complementary worksurfaces with built in stainless steel sink unit, electric hob and electric oven. The first floor comprises:- **Bedroom 1** a goodsized double room with aspect to side. **Bedroom 2** a goodsized double room with dual aspect to side and front. **Bedroom 3** a goodsized double room with aspect to the front and an **En-Suite Bathroom** with shower over the bath. **Bedroom 4** a double room with aspect to side. **Shower Room** with WC. **Further Shower Room** with WC.



EXTERNAL DETAILS

The property stands on a plot which extends to over **0.5 Of An Acre**. To the front of the property is a **Trade Terrace Area** providing al fresco seating for 32+ plus customers and a feature pergola. To the side is a **Customer Car Park Area** with off-road parking for 30 plus vehicles and a further **Lawned Area**. To the rear of the property is a **Private Owner's Garden & Patio Area** that backs onto open fields with stunning rural views. To

the other side of the property is an **Enclosed Patio Terrace** used mainly as a store area but with potential for an additional outside trade terrace. There is an **Outbuilding** of solid construction housing **Freezer Store** with 4 freezers and a **Separate Storeroom**.



THE BUSINESS

The Lymington Arms closed in October 2025. Prior to this, it traded as a destination country Inn within a deceptively spacious character building. This food led freehouse enjoyed trade from the surrounding villages and towns which was boosted by year round visitors to the area. There was also a monthly car club meeting and the pub was listed with Brit Stops as a stopover for motorhome owners. The Lymington Arms has its own website www.lymingtonarms.co.uk as well as a Facebook account. The pub also benefitted from numerous positive reviews on Google and Tripadvisor. We therefore believe that this is an excellent opportunity to purchase and re-established this business which offers potential to develop all aspects of the trade. The business benefitted from a 5 Star Food Hygiene rating and has been in the current ownership for the past 6 years during which The Lymy has benefitted from a program of improvements including a new roof, new gas boiler, exterior decoration and new signage, replacement windows and doors, and new commercial kitchen extraction canopy with a gas interlock system. The property is now offered for sale due to retirement.





TRADING INFORMATION

Historic trading information can be made available to interested parties following a formal viewing appointment.

STAFFING

The business was run by our clients, with no staff employed.

POTENTIAL

Our clients inform us that all aspects of the trade could be developed, there is potential to reconfigure the owner's accommodation to offer letting accommodation for which demand exists. There is also the potential to convert the Restaurant/Function Room to letting bedrooms or a letting unit, subject to the necessary consents. Plans were drawn up for this previously, subject to approval.

EPC RATING

C – 57.



RATING

Currently valuation as registered on the 2023 rating list is £8,200 and we are advised that there are currently no business rates payable due to small business rates relief.

SERVICES

Our client advises that mains gas, electricity and water are connected to the property, including 3 phase electrics. There is a private drainage system.

FLOORPLANS

Available upon request.

PRICE & TENURE

£395,000 for the freehold interest and full trade inventory. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

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.