

stonesmith

LICENSED PROPERTY

THE WEST COUNTRY SPECIALISTS



THE ROYAL OAK INN, WINSFORD, EXMOOR, SOMERSET

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The Royal Oak Inn, Winsford, Exmoor National Park, Somerset, TA24 7JE

Renowned Free Of Tie Chocolate Box Thatched Village Inn With 10 Ensuite Letting Bedrooms, Presented To Exceptionally High Standards

Extensive Character Bar And Dining Areas (116+), Residents Lounge, Commercial Catering Kitchen, Self Contained Letting Apartment

Beer Garden (40+), Car Park, Range Of Outbuildings, Spacious 3 Bedroom Owner's Apartment, 1 Bedroom Cottage And Staff Bedroom

Exceptional Business With Sales Of £692,205 Net Of VAT. In The Heart Of Exmoor National Park, Suitable For Multi-Generational Living

Guide Price: £40,000 Free Of Tie Leasehold – Reference: 4877

THE PROPERTY

The Royal Oak is a substantial, impressive and attractive character detached thatched inn, which is undoubtedly one of the most photographed inns in England. With origins reputedly dating back to the 12th Century, The Royal Oak is Grade II listed and is presented to an extremely high standard throughout. The inn is renowned for its ambience of character and warmth, retaining much of the original charm and character, within a superior trading environment, which has been significantly improved in recent years with investment by the current tenant. This high-quality destination village inn briefly comprises:- Main Bar (16+), Back Bar & Dining Area (32+), Lounge & Private Dining Room (28+), Breakfast/Function Room (40+), Commercial Catering Kitchen with extensive back up facilities, 10 High Quality Ensuite Letting Bedrooms and a Self-Contained Letting Apartment. The spacious self-contained owner's accommodation comprises 3 Bedrooms, Lounge, Kitchen/Dining Room, Bathroom and an Office. There is also separate 1 Bedroom self-contained Cottage with an open plan Sitting Room/Kitchen and Bathroom, and a separate Ensuite Double Staff Bedroom. There is a range of useful outbuildings, a large Double Garage, Former Stables and Storerooms which provide valuable and extensive storage space. Externally, the property benefits from Car Parking for around 20 vehicles and a lawned Beer Garden with seating for 40 customers. The Royal Oak is undoubtedly a very special place to live and work, and a viewing is strongly recommended to fully appreciate all that this quintessential thatched English village inn has to offer.

SITUATION

The Royal Oak is a stunning and renowned landmark building standing in the centre of the picturesque and thriving Exmoor National Park village of Winsford, where the River Exe and the Winn Brook meet. The village is considered one of the most sought after within Exmoor and is also an ideal place from which to tour Exmoor's beauty spots and attractions including the stunning Tarr Steps, Dunkery Beacon and Dunster Castle, which are only a short drive away. Dulverton, 6 miles to the south, has a strong community and provides good day-to-day amenities and facilities. The coastal town of Minehead, 12 miles to the north, provides a variety of additional amenities including secondary schooling. Tiverton, 20 miles to the south, has a mainline railway station with regular services to London Paddington taking under two hours and access to the M5 motorway. The County Market town of Taunton is 23 miles to the east and offers a further wide range of shops and amenities, several highly sought after independent schools, main line to London Paddington and access to the M5 motorway. The dramatic North Somerset and Devon coastlines are also easily accessible with ample opportunity for sailing and some of the best surfing in the country. There are a wealth of activities and outdoor pursuits in the area, including walking, fishing, shooting, cycling and horse riding. The Royal Oak is especially renowned for its popularity as a fine sporting inn, being very busy in the winter months with visiting sporting enthusiasts, ensuring good year-round levels of trade.



INTERNAL DETAILS

Main customer entrance doors to the front and rear, from the car park.

RECEPTION AREA with reception desk, slate flooring, part wood panelled walls and stairs to the first floor.

MAIN BAR an attractive character room with slate flooring, feature fireplace with inset log burner, exposed ceiling timbers, part wood panelled walls, bay window to the front with window seating, range of freestanding wooden tables, upholstered settles, armchair, and stools comfortably seating 16 customers plus standing room. Polished timber topped and fronted **BAR SERVERY** with associated back bar fittings, display shelving, optics, non-slip flooring, triple glass fronted bottle fridge, double glass fronted bottle fridge, wine racking, stainless steel sink, glasswasher, ice machine and EPOS touch screen till system with printer link to the kitchen.

BACK BAR & DINING AREA another attractive character room being split level with carpeted flooring, exposed ceiling timbers, feature stone fireplace with inset log burner, part wood panelled walls, range of freestanding wooden tables, upholstered wooden chairs and perimeter seating comfortably for 32+ customers. Polished timber topped and fronted **BAR SERVERY** with bean to cup coffee machine, milk fridge and cup warmer. **CUSTOMER WC's.**

LOUNGE & PRIVATE DINING ROOM a continuation in style theme and ambience with carpeted flooring, part wood panelled walls, feature fireplace (disused), feature ceiling timbers, freestanding wooden tables, upholstered wooden chairs, comfortable leather chesterfield sofas and armchairs comfortably seating 28+ customers.

BREAKFAST/FUNCTION ROOM again an attractive character multipurpose space with triple aspect and windows and doors to the front, carpeted flooring, feature brick fireplace (disused), breakfast bar with bean to cup coffee machine, freestanding wooden tables and upholstered wooden chairs comfortably seating 40 customers plus standing room. **CUSTOMER WC's.**

VILLAGE SHOP with its own entrance to the front, the village shop is entirely volunteer run as a community venture, with the stock being provided by the inn and any profits going to our client.

COMMERCIAL CATERING KITCHEN with tiled flooring and fully clad walls, fully equipped to an extremely high standard with a comprehensive range of commercial catering equipment to include;- extraction system with stainless steel canopy, 6 burner induction range, twin floor standing deep fat fryer,

stainless steel work benches with shelving below, 4 door under counter commercial fridge, warming cabinet with shelved serving gantry and warming lamps over, twin deck commercial pizza oven, commercial combi oven, upright fridge, stainless steel shelving, twin deep bowl stainless steel sink unit, stainless steel hand basin.

PREPARATION ROOM with non-slip flooring, under counter freezer, stainless steel work benches with shelving below, upright commercial fridge, storage shelving and a **WALK IN COLD ROOM.**

WASH UP AREA with non-slip flooring, shelving, deep bowl stainless sink unit and pass through commercial dishwasher with tray slide.

STILL AREA with non-slip flooring, store cupboards and dry goods storage.

LETTING ACCOMMODATION

The business currently offers **10 HIGH QUALITY ENSUITE LETTING BEDROOMS** which are generously proportioned and furnished to an extremely high standard including colour televisions, Wi-Fi, hairdryers, hospitality trays, and direct dial telephones. The rooms comprise 4 king-size double bedrooms, and 6 super king-size double bedrooms, including 2 superior four-poster bedrooms. Additionally, there is a **SELF-CONTAINED LETTING APARTMENT** which comprises a king-size double bedroom with ensuite and an open plan sitting room, dining room and kitchen.

OWNER'S AND STAFF ACCOMMODATION

There is a self-contained spacious family sized **3 BEDROOM OWNER'S APARTMENT** which briefly comprises:- 2 double bedrooms, a single bedroom, lounge, kitchen/dining room fitted with a range of kitchen units and integrated appliances, bathroom with walk in shower cubicle and an office/dressing room. Self-contained **1 BEDROOM COTTAGE** which is currently used for staff, with a double bedroom, open plan lounge/kitchen and a bathroom. There is also a **SEPARATE ENSUITE DOUBLE BEDROOM**, which is also currently used for staff.

EXTERNAL DETAILS

To the rear of the inn is a **CUSTOMER CAR PARK** with space for up to 20 vehicles, with unrestricted on street parking available around the inn. **LAWNED BEER GARDEN** with picnic bench seating for 40 customers. There are numerous useful outbuildings, former stables and storerooms which incorporate;



LAUNDRY ROOM, WORKSHOP/DRY GOODS STORE, BOTTLE STORE, WINE STORE, BEER CELLAR temperature controlled, **CAR PORT/COVERED STORAGE AREA, LARGE DOUBLE GARAGE** with store areas, **BOILER ROOM.**

THE BUSINESS

The Royal Oak is one of the South West's most instantly recognisable inns and is a renowned and extremely well-regarded, high-quality business. Exceptionally well presented throughout, this highly successful country village inn exudes character and is equipped and furnished to an extremely high standard throughout. This is a stunning destination pub restaurant with letting rooms and a flexibility for drinking, dining and function trade. The high standards inherent throughout all areas of the business ensure excellent levels of regular repeat business and word of mouth recommendations. With an enviable reputation and excellent levels of year-round repeat trade, the business attracts customers from around the world. This quintessential thatch English country inn is very much at the centre of the local village community and attracts trade from the surrounding towns and villages as well as further afield, benefitting from day trippers, tourists, and visitors to the area, and benefits from excellent custom and room occupancy from shoot parties in the winter months. Trade and has its own website www.theroyaloakexmoor.co.uk which provides further background information. The letting rooms are listed with Booking.com and have been awarded an exceptional 9.2 (out of 10) by guests. The inn has also received a Travellers Choice Award from Trip Advisor. The business is run by our client (a single working proprietor) with 3 full-time staff (including chefs) and up to 10 part-time/seasonal members of staff. The sale of The Royal Oak represents an excellent opportunity to purchase a well-established and well-regarded stunning character village inn with consistently strong levels of trade, in an extremely desirable area.

TRADING INFORMATION

Accounts for the year ending 31st March 2025 show sales of £692,205 net of VAT. Full detailed accounts can be made available following a formal viewing appointment.

POTENTIAL

The business has year on year growth in trade during our client's ownership but still offers further potential. There are opportunities to increase the current trading hours and introduce all day opening for both the bar and the food and build upon the excellent levels of trade already established by our client. There are also opportunities for new owners to utilise social media channels to promote the business.

EPC

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SERVICES

We are advised that the property is connected to mains drainage, water and electricity. LPG is used for hot water and partial central heating.

INVENTORY

To include all trade furnishings and equipment in accordance with an inventory to be supplied but excluding any owners' personal effects.

TRANSFER OF A GOING CONCERN

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

TENURE

The business is held on a full repairing and insuring, FREE OF TIE lease with a term of 20 years, which commenced in August 2018. We are advised that the current rent is £76,257 per annum plus VAT, paid quarterly in advance. Rent reviews are every 5 years. There is a rent deposit equivalent to 3 months' rent.

VIEWING ARRANGEMENTS

Strictly by appointment with the sole selling agents. No direct approach should be made to the business, or any members of staff.





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.