



Highly impressive, well regarded country town inn on the edge of Exmoor National Park. Extremely well presented throughout having been completely renovated and refurbished whilst retaining and enhancing the character trading areas. Offering Main Bar & Dining Area (46+), Restaurant/Private Dining Room (26), Commercial Catering Kitchens with ancillary facilities, 3/4 High Quality Ensuite Letting Rooms, Well Appointed 2/3 Bedroom Owners Accommodation. Impressive high turnover multi-faceted business, which still offers tremendous potential with a high quality trade inventory included. MUST BE VIEWED.

**THE SWAN INN
STATION ROAD, BAMPTON, NR TIVERTON, DEVON, EX16 9NG**

FREEHOLD OFFERS IN EXCESS OF: £390,000

REF: 4884

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THE PROPERTY

The Swan Inn is a substantial 3 storey end of terrace property with white washed elevations under a pitched slate roof. The property was completely refurbished and renovated by our clients around 13 years ago, to an exceptionally high standard, sensitively retaining and enhancing the character. Enjoying a prominent position, adjacent to a public car park, The Swan is extremely well presented and is furnished to an exceptionally high standard throughout, being fully equipped with a comprehensive trade inventory. Brimming with character the property briefly comprises; a lovely main bar and dining area (46+), restaurant/private dining room (26), commercial kitchen and ancillary areas, 3/4 beautifully presented ensuite letting bedrooms and a well appointed 2/3 bedroom owners apartment. Externally there is outside seating for 20 customers. An internal inspection is recommended in order to fully appreciate all that this high quality country town inn has to offer.



SITUATION

Bampton is an attractive and popular small town situated in the heart of the rolling Mid Devon countryside, beside a tributary of the River Exe and a few miles to the south of Exmoor National Park. Known for its delightful, broad main street, lined by period houses, cottages and shops, the town is extremely well served by local amenities, including a selection of shops including butcher's, baker's, fruit and veg, village stores with post office, delicatessen, wine merchant and there is also a primary school, doctors' surgery, and parish church. The town supports a very active local community with many clubs and societies. There are many lovely walks to be had in the area and a few miles to the north is Exmoor with its spectacular scenery. Also, just a few miles away, is Wimbleball Lake with opportunities for sailing and fishing. Around 6 miles to the south is the market town of Tiverton, with supermarkets, hospital, leisure centre and golf club, as well as secondary education and Blundell's School and Preparatory School. About an hour's drive away are the sandy surf beaches of North Devon. There is quick access (15 minutes' drive) to the

M5 motorway at Junction 27, beside which is Tiverton Parkway Station, providing quick and regular connections to London (Paddington) in a little over 2 hours. Around 19 miles to the south is the cathedral city of Exeter.



INTERNAL DETAILS

Entrance Porch to the front leading into:-

Main Bar & Dining Area a well appointed character open plan room with stripped oak wood flooring, mock ceiling timbers, two feature fireplaces, one with inset wood burner and one with a feature lpg gas stove, glass fronted wine fridge, wall mounted boards and wooden tables, chairs, benches and settles comfortably seating 46 customers plus bar stools.

Bar Servery being oak fronted and topped with bespoke back bar fittings and including a triple glass fronted bottle fridge, glass washer, and a stainless steel sink unit.

Ladies, Gents and Disabled WC's.

Commercial Catering Kitchen being fully fitted with a comprehensive range of commercial catering equipment to include:- non-slip flooring, part stainless steel and part wipe clean clad walls, extractor system with stainless steel canopy, Lincat induction 6 burner range, twin table top deep fat fryers, stainless steel hand basin, stainless steel workbench with shelving below, warming cabinet, serving gantry with warming lamps, under counter freezer, under counter fridge, turbo fan oven, eye level grill, 2 door under counter commercial fridge, twin deep bowl sink unit, commercial dishwasher, extensive stainless steel shelving.

Storeroom with upright fridge, upright freezer, under counter fridge and stainless steel shelving.

Beer Cellar temperature controlled on the ground floor with further storage area.

Restaurant/Private Dining Room a stunning room on the first floor with vaulted ceilings, exposed beams, wood effect flooring and tables and chairs for upto 26 customers.

PRIVATE LIVING ACCOMMODATION

Situated on the first floor is the well appointed and flexible owner's accommodation which briefly comprises:-

Sitting Room with Kitchen Area an open plan room with a modern fitted kitchen area with built in electric hob, oven and extractor unit.

3 Double Bedrooms, one of which has an ensuite shower room, and could easily be utilised as a fourth ensuite letting bedroom, dependant on personal requirements.

Family Bathroom with a shower over the bath.



LETTING ACCOMMODATION

Situated on the second floor are the letting bedrooms which are presented and furnished to an extremely high standard and benefit from flat screen colour televisions, and Nespresso coffee machines and briefly comprise:-

Bedroom 1 a double room with an ensuite shower room.

Bedroom 2 a twin room with an ensuite bathroom.

Bedroom 3 a large double room an ensuite bathroom.



EXTERNAL DETAILS

Sun Terrace to the rear of the property is a lovely suntrap alfresco seating area with seating for circa 14

customers. To the front of the property is a **Pavement Seating Area** for 6 customers. This is subject to a separate pavement license fee payable to Mid Devon District Council with a charge of circa £100 per annum.

There is a 50 space public car park directly opposite the inn and unrestricted on street parking.



THE BUSINESS

The Swan is a successful and popular country inn reputed to be the oldest pub in Bampton. The inn provides an exceptional trading environment and appeals to a wide range of customers retaining a proper pub feel, rather than that of a restaurant. The letting bedrooms provide popular and have consistently received excellent reviews online. The spacious rooms have, like the rest of the inn, been totally renovated to a very high standard and provide the perfect resting place for a country getaway or a business stopover. This is an unique opportunity to purchase this successful and hospitality business, which is well regarded and benefits from numerous excellent customer reviews on TripAdvisor, Google and Booking.com. The Swan is a particularly successful and versatile inn, located in a very desirable Devon country town and is undoubtedly a very special place to live and work. The sale provides a unique opportunity for a budding publican/chef to build on the already successful platform established by the previous owners and a formal viewing is essential in order to appreciate all that this high quality multi-faceted business opportunity has to offer.



TRADING INFORMATION

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

TRADE INVENTORY

To include the full trade inventory of fixtures, fittings and equipment as per an inventory to be supplied but excluding any owner's personal effects.



POTENTIAL

There are undoubted opportunities for new owners to develop their own trade and following and to trade in a manner to suit their own requirements.

EPC

E – 101.

BUSINESS RATES

The rateable value from the April 2026 is £32,500. Please note this is not the rates payable. For further information we advise you contact the local authority, Mid Devon District Council.

SERVICES

We are advised that all mains services, excluding mains gas, are connected.

VIEWINGS

Please contact Stonessmith the sole selling agents to arrange a viewing appointment:

Telephone: 01392 201262 Email: info@stonesmith.co.uk



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.