



**One of the most iconic and best known freehouses in Devon, set in 8 acres, incorporating paddocks, a 75-pitch camping field and a 10-pitch touring field. A substantial landmark detached character inn offering 4 interconnecting Trade Areas (80+), separate Restaurant/Function Room (80+), Recently Installed Commercial Catering Kitchen with backup facilities, Bunk House Accommodation sleeping 18, 2/3 Bedroom Owner's Apartment, 2 additional Rooms for further Owner's/Staff Accommodation, Former Bunk House with potential for Additional Staff/Letting Accommodation, extensive Car Parking (100+), Trade Patio Terrace (60+), further Beer Garden Area (30+) and a range of useful Outbuildings. A rare opportunity to purchase a unique multifaceted moorland freehouse with tremendous potential and a strong trading history.**

**THE PLUME OF FEATHERS  
PLYMOUTH HILL, PRINCETOWN, DARTMOOR, DEVON, PL20 6QQ  
DUCHY OF CORNWALL LEASEHOLD: £150,000 REF: 4891**

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## THE PROPERTY

The Plume of Feathers is a substantial Grade II listed character moorland village inn which is Princetown's oldest building, built in circa 1795, a couple of decades before Dartmoor prison. The property occupies a prominent landmark trading position in the centre of Princetown and has all the necessary attributes for a successful multifaceted business with 4 Interconnecting Character Bar and Dining Areas (80+), separate Restaurant/Function Room (80+), recently refurbished and extremely well equipped Commercial Kitchen with Extensive Backup Facilities, Bunk House (sleeps 18) with Communal Kitchen/Dining Room, Owner's/Manager's 2/3 Bedroom Private Apartment with Lounge, Kitchen and 2 Further Rooms with a Kitchen/Sitting Room providing additional Owner's/Staff Accommodation and a Former Bunk House with Sitting Room/Kitchen/Dining Room with potential for a self-contained letting apartment or additional staff accommodation. The property stands in 8 acres which includes extensive Car Parking Areas (100+), Paddocks, Camping Field (75 tents), Touring Field (10 motorhomes), Extensive Patio and Lawned Trade Seating Areas providing Alfresco Seating for 90+ customers. The Plume of Feathers is a highly regarded and iconic moorland inn, and a viewing is strongly recommended.



## SITUATION

The Plume of Feathers is situated in a prominent and prime trading position, in the heart of the famous and historic moorland village of Princetown. Dartmoor Prison is located in the village, which has over the years become one of the most visited tourist haunts in Devon, being particularly popular with coach tours and proven to be a valuable stop off point for lunches, refreshments and sightseeing. Princetown is situated on the B3212 Yelverton to Exeter road, at the junction with the B3357 Ashburton to Tavistock road, with the major South Devon city of Plymouth some 12 miles to the south. Princetown is surrounded by the rugged beauty of Dartmoor, which attracts over 6 million visitors each year. Princetown is an ideal centre for touring and also has its

own well-established community supporting a number of businesses and its own primary school. The area is a magnet for day trippers, tourists and outdoor pursuits enthusiasts throughout the year.

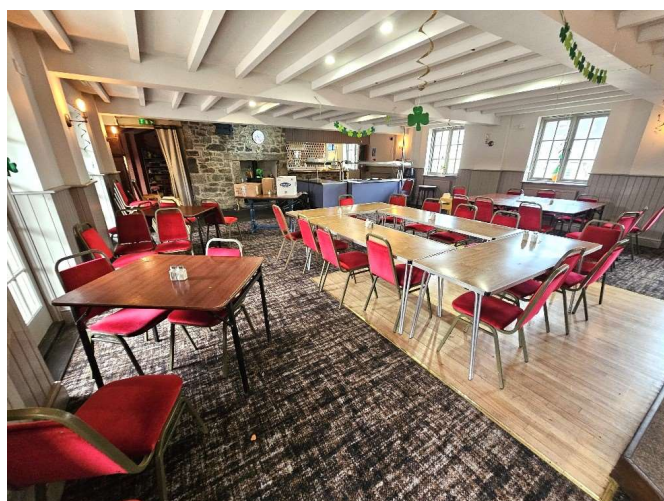


## INTERNAL DETAILS

Customer entrance doors to the front and rear of the property. **Main Bar** a traditional character room with part flag stone and part carpeted flooring, heavily beamed ceilings, exposed stone walls, feature fireplace with inset wood burning stove, wall mounted menu boards, further fireplace with inset gas effect wood burner, range of freestanding tables and chairs comfortably seating 20+ customers. **Main Bar Servery** fitted with a range of backbar fittings, display shelving with non-slip flooring, two double glass fronted bottle fridges, two single glass fronted bottle fridges, EPOS computerised till system with printer link to the kitchen, stainless steel sink, glass washer and a stainless steel handbasin. **Snug Bar** a traditional character room with carpeted flooring, heavily beamed ceilings, part exposed stone walls, fireplace, freestanding tables and chairs comfortably seating 20 customers. **Bar Servery** (shared with the main bar). **Darts Room** with carpeted flooring, darts oche area, exposed ceiling timbers, range of freestanding tables, chairs and upholstered perimeter seating comfortably seating 20 customers. **Dining Area** another character room with carpeted flooring, heavily beamed ceilings, wall timbers, settle seating and slate topped tables comfortably seating 20 customers. **Beer Cellar** temperature controlled on the ground floor with real ale racking, ice machine and door to rear. **Office & Staff Changing Room** on the first floor. **Commercial Catering Kitchen** with non-slip flooring, part wipe clean clad and part stainless steel lined walls. Being recently fitted with an extensive range of commercial catering equipment to include; extractor system with stainless steel canopy over and gas interlock system, 4 burner hob, chargrill, twin deep fat fryers, single deep fat fryer, stainless steel work benches, stainless steel shelving, commercial refrigeration units, Rational combi oven, stainless steel sink unit, stainless steel handbasin,

warming cabinet. **Refrigeration Room. Walk In Fridge. Wash Up Area** with non-slip flooring, wipe clean clad walls, commercial pass-through dishwasher and deep bowl stainless steel sink unit. **Restaurant/Function Room** a versatile multipurpose spacious room with carpeted flooring, portable carvery units, dance floor and raised stage areas, exposed ceiling timbers, part exposed stone and part wood panelled walls, feature fireplace with inset wood burning stove, extensive freestanding tables and chairs comfortably seating 80+ customers, 3 sets of French doors leading out to the patio area. **Bar Servery** fitted with a of back bar fittings. **Ladies, Gents & Accessible WCs.**

**Please note: The fittings, equipment and services listed have not yet been tested.**



### LETTING ACCOMMODATION

**Bunk House** on the first floor to sleep 18 guests arranged as **Four Rooms** with twin bunk beds sleeping 4 in each room, and a **Twin Bedroom** sleeping 2. **Communal Kitchen and Dining Area** with fitted kitchen units and complementary work surfaces, together with a **Seating Area. Toilet and Shower Facilities.** Adjacent to the main inn is a detached stone building which has been imaginatively converted to provide ground floor **Ladies and Gents Shower Rooms and Toilets** for campers and residents, and a **Former Bunk House** on the first floor with **2 Bedrooms**, an open plan **Sitting Room, Kitchen and Dining Room.** This could be easily converted to provide a self-contained letting apartment or additional staff accommodation, subject to the necessary consents.

### OWNERS AND STAFF ACCOMMODATION

Situated within the main inn on the second floor is the owner's private apartment which currently comprises open plan **Sitting Room** with dual aspect and moorland views, **Kitchen, 3 Double Bedrooms**, and a **Bathroom.** On the first floor are **2 Double Bedrooms** which are ideal for use as additional owner's accommodation or for staff accommodation with a **Kitchen/Sitting Room, Shower Room and Separate WC.**



### EXTERNAL DETAILS

The grounds extend to **Eight Acres** and incorporate **Extensive Customer Car Parking** for 100+ vehicles, with space for coaches, an attractive trade **Patio Terrace** directly to the rear of the inn providing alfresco seating for 60+ customers, further enclosed **Beer Garden Area** with alfresco seating for 30+ customers, **Paddock Fields, Main Camping Field** which is licensed for 75 tents, **Little Paddock** which is licensed for 10 motorhomes. From the front of the Old Bunk House there is separate access to **Various Useful Stores and Outbuildings, Campers Washup Area, Chemical Disposal Point, Bottle Store, Garage** and a **Log Store.**

### THE BUSINESS

The Plume of Feathers is a renowned, landmark, moorland freehouse with an impressive reputation and following. This multifaceted business offers multiple revenue streams with traditional wet and dry pub and restaurant trade, together with functions trade, bunk house accommodation, the type of which is extremely popular with people undertaking outdoor pursuits on the moor, extensive camping and touring pitches - being the only approved campsite on the high moor. Numerous groups and societies use the Plume of Feathers which enhanced the strong regular locals, tourist and destination trade, year-round. The Plume of Feathers was also used as a base for many schools, universities, adventure and outdoor pursuits businesses, and the military, for the numerous activities and exercises that take place on Dartmoor throughout the year. The sale of the Plume of Feathers represents an excellent opportunity to purchase an iconic, renowned and most impressive Dartmoor freehouse which has benefitted from significant recent investment by the current tenants. The business is fully management run with significant trade levels providing extremely strong foundations for new owners to build upon the proven performance, and with opportunities to generate new income streams and tap into new markets, especially for dedicated hands-on owner operators. There are also opportunities to reconfigure and further develop the



property to provide alternative letting accommodation options, subject to consents. A formal viewing is essential in order to fully appreciate all that this substantial multi-faceted business and property has to offer.



### TRADING INFORMATION

The business benefits from a strong trading history. Currently being run under full management, trading information can be made available to interested parties following a formal viewing.

### ENERGY PERFORMANCE CERTIFICATE

B – 38.

### RATING

£71,000 in the 2026 rating list. Please note that this is not the amount that is payable.



### LEASE

As with the majority of business premises within Dartmoor National Park, The Plume of Feathers is held on a valuable Duchy of Cornwall protected lease for a term of 30 years from June 2023. We are advised that the current rent is £30,000 per annum with the next rent review due in June 2027. Please contact us for further details regarding the lease.



### SERVICES

All mains services are connected.

### TRANSFER OF A GOING CONCERN

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

### VIEWINGS

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

