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LICENSED PROPERTY



PROFITABLE HOLIDAY LET BUSINESS IN SOUTH DEVON

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# Unique Holiday Let And Owner's Home, Near Newton Abbot, Devon

Historic Country Inn Now Trading As A Profitable & Unique Self-Contained Holiday Let, With A Separate 2 Bedroom Owner's House

11 Spacious Ensuite Guest Bedrooms, Character Main Bar, Snug/Library, Lounge, Snooker & Games Rooms, Dining Rooms, Large Kitchen

Set In Around ½ An Acre With Country Views, Lawned Gardens, Decked Patio Terrace, Ample Car Parking, Owner's Private Gardens

Exceptional Opportunity To Acquire A Highly Profitable Genuine Lifestyle Business Which Is Easily Manageable

Freehold Guide Price: £825,000

Reference: 6024

## THE PROPERTY

The property is a substantial Grade II\* listed historic country inn, with origins dating back to the 13th Century, having welcomed Elizabeth I, Henry VIII (with the indentures on the walls) and more recently Sir Arthur Conan Doyle, who reputedly developed the idea for The Hound Of The Baskervilles at the property. For the last 6 years it has traded as a unique self-catering holiday rental, and private pub for groups of up to 24 people. This profitable and successful business also boasts a self-contained 2 double bedroom owner's house within the grounds, with an open plan sitting room/kitchen and dining room, bathroom and cloakroom. The main property benefits from tremendous charm and an abundance of character and has been well maintained and improved by our client over the last 11 years of ownership. Presented to an extremely high standard throughout, the property extends over 3 floors and offers: - 11 high quality individual themed ensuite bedrooms/suites (with a potential 12th bedroom), main private bar, snug/library, lounge, dining rooms, snooker room, games area with darts alley, large kitchen, cloakrooms, beer cellar, storage rooms and laundry room. The grounds extend to around ½ an acre comprising lawned gardens with a barbeque area, private decked seating area, extensive car parking and an owner's private garden area with vegetable patches and fruit trees.

## SITUATION

The property enjoys a delightful and quiet position within a sought-after hamlet, set amidst the gently rolling countryside of South Devon. The area is both tranquil and picturesque, with an abundance of scenic walks, woodland and open countryside nearby, whilst the area remains easily accessible. Ideally placed between the English Riviera of Torbay with its sandy beaches and sheltered coves, and Dartmoor National Park with its spectacular landscapes, the property is the perfect venue for a special getaway. The popular market towns of Totnes (6 miles) and Newton Abbot (5 miles) provide a wide array of amenities and are easily reached. Communications are excellent, with the A381, linking Totnes and Newton Abbot, situated around a mile away, and the A38 Devon Expressway approximately 5 miles to the north, providing convenient access to Exeter (25 miles), Plymouth (30 miles) and the M5 motorway network. Mainline railway stations at both Totnes and Newton Abbot offer direct services to London Paddington in under 3 hours.



## INTERNAL DETAILS

**ENTRANCE VESTIBULE** with slate flooring, exposed stone walls and door into;  
**MAIN BAR AREA** with slate flooring, exposed stone, exposed ceiling timbers, feature wood panelled wall, feature fireplace with a wood burning stove, feature lighting, large screen television, various seating areas with tables, chairs, pews, window seating and bar stools seating 26. Timber fronted **BAR SERVERY** with hand pulls and a 'T' bar, double glass fronted bottle fridge, wine racking, glasswasher, ice machine, and a stainless steel sink unit.

**SNUG/LIBRARY AREA** with carpeted flooring, exposed ceiling and wall timbers, exposed stone walls, feature lighting, bookcases, table, chairs and pew seating for 9.

**LOUNGE** with carpeted flooring, painted exposed stone walls, exposed ceiling timbers, feature inglenook fireplace with wood burning stove and original bread oven, sofas and chairs for 9.

**SNOOKER ROOM** with carpeted flooring, exposed stone walls, exposed ceiling timbers, feature lighting, and a full size snooker table.

**GAMES AREA** with carpeted flooring, exposed stone walls, exposed ceiling timbers, table, pew and bench seating for 8, leading into the **DARTS ALLEY** with exposed stone walls, exposed ceiling and wall timbers, and darts oche.

**LOWER DINING ROOM** with carpeted flooring, part exposed stone and timber walls, fireplace (disused), tables and chairs for 10.

**UPPER DINING ROOM** with carpeted flooring, painted stone walls, exposed wall timbers, tables and chairs for 14. Corner **SERVERY AREA** with filter coffee machine and hot water still.

**REAR HALLWAY** with tiled flooring and doors to the rear garden.

**LADIES and GENTS WCs.**

**LAUNDRY ROOM** with commercial roller iron, commercial washing machine, commercial tumble dryer and oil-fired boiler.

**STOREROOM.**

**BEER CELLAR** temperature controlled with a chest freezer.

**KITCHEN** on the first floor and being comprehensively equipped with non-slip flooring, tiled and stainless steel clad walls, extraction system with stainless steel canopy, 5 ring Range Master induction range with double oven and grill, handbasin, microwave oven, 4 door commercial counter fridge, 3 door commercial counter fridge, shelving, 2 toasters, twin deep bowl stainless steel sink unit, dishwasher, commercial upright freezer, kettle, dry goods storeroom.

## GUEST BEDROOMS

Consisting of 11 impressive boutique bedrooms all with ensuite facilities, ensuring ultimate comfort and privacy for guests. The bedrooms, which can comfortably sleep 24 people, extend over the first and second floors with dual staircases and linen and housekeeper's storerooms. The bedrooms comprise:-

**BADGER** a family room to sleep 3 with a king-size double and a single bed, dual aspect to the side and rear, and an Ensuite Bathroom with shower over the bath.

**BEE** a double room, dual aspect to the rear, and an Ensuite Shower Room (with seat and grab rails).

**OTTER** a king-size double room, dual aspect to the side and rear, and an Ensuite Bathroom with shower over the bath.

**FOX** a double room with a separate sitting room, dual aspect to the side and rear, and an Ensuite Shower Room.

**SONGBIRD** a king-size double room, rear aspect, and an Ensuite Bathroom with shower over the bath.

**BUTTERFLY** a king-size double room, dual aspect to the side and rear, and an Ensuite Bathroom with shower over the bath.

**PHEASANT** a single room with a separate sitting room, rear aspect, and an Ensuite Shower Room.

**STAG** a twin with two inter-connecting rooms, front aspect, and an Ensuite Shower Room.

**DRAGONFLY** a king-size double room, front aspect, and an Ensuite Shower Room.

**RABBIT** a family room to sleep 3 with a double and a single bed, front aspect, and an Ensuite Bathroom with shower over the bath.

**LADYBIRD** a double room, rear aspect, and an Ensuite Bathroom with shower over the bath.

Additionally, there is another double bedroom with an ensuite bathroom which is currently used for storage, and which could easily be refurbished to create another guest bedroom.

## INVENTORY

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



## OWNER'S ACCOMMODATION

A detached self-contained property which briefly comprises;

**HALLWAY** with stairs to the first floor. **WC/UTILITY ROOM.**

**SITTING ROOM/DINING ROOM/KITCHEN** an open plan room with dual aspect to the front and side, modern fitted base and wall mounted kitchen units, complementary worksurfaces, integrated oven, induction hob and dishwasher.

**FIRST FLOOR LANDING** with a rear door leading to a **COVERED STORAGE AREA** and the **RAISED PRIVATE GARDEN AREA.**

**BEDROOM 1** a double room with dual aspect to the front and side.

**BEDROOM 2** a double bedroom with Velux window to the side.

**BATHROOM** with shower over the bath.

## EXTERNAL DETAILS

We are advised that the site extends to around ½ **ACRE** in total. To the front of the Old Church House is a **LARGE CAR PARK** which is gated and offers space for around 20 vehicles and an **OWNER'S PRIVATE PARKING AREA.** Adjacent to this is a **SPACIOUS LAWNED GARDEN** for guests use with an open aspect, views of the church and surrounding countryside, incorporating a **BARBEQUE AREA** and extensive picnic bench seating. Adjacent to this is the **OWNER'S PRIVATE GARDEN AREA** with productive vegetable patches and fruit trees. Adjacent to the Old Church House is **SERVICE YARD AREA** with a **SHED, OIL TANK** and the **BIN STORE AREA.** To the rear is a **FURTHER GARDEN AREA** incorporating a **COBBLED PATIO TERRACE,** mature **RAISED BEDS** with a **DECKED SEATING AREA** with an open aspect overlooking open fields.

## THE BUSINESS

The sale of the business and property offers a unique opportunity to purchase an extremely well-presented historic inn with rooms, which has traded as a unique self-catering single holiday let business for the past 6 years. The property has been owned by our client for 11 years during which time the property has been sympathetically and meticulously refurbished, whilst retaining and enhancing the history and character. Offering self-catering accommodation for private groups of up to 24 people, the property is ideal for extended family breaks, special occasions and even business/conference events. The business trades successfully year-round, with key holiday periods usually being booked up a year in advance, with many returning guests. Uniquely the property offers

a fully functioning private bar, with a keg of beer included in the rental price. All advertising and bookings are fully managed by Sykes Holiday Cottages, meaning the owner can be remote if required, with a cleaning company currently employed for change over days. Consequently, the business offers our client a superb way of life with impressive profits from the holiday let, whilst enjoying the owner's accommodation on site. The owner chooses to close for several weeks throughout the year to allow for holidays etc. The property benefits from numerous impressive reviews with a rating of 'Outstanding' 4.8 (out of 5) being achieved. This is undoubtedly an enviable home and income opportunity, which commands in excess of £7,500 per week during peak periods, and it is offered for sale due to our client's wish to retire. A viewing is essential to fully appreciate all that this unique and profitable business opportunity offers and the enviable lifestyle it affords.

## TRADING INFORMATION

Accounts for the year ending 31st March 2025 shows turnover of £132,054 and a healthy net profit of £65,000 being generated. This can be maintained if it is run as a lifestyle business, as our client does, or increased if the available weeks are increased and the business is further developed to include, for example, the lucrative wedding and business markets. Accounts available following a viewing.

## EPC

Requested and to be confirmed.

## SERVICES

Mains electricity, water and drainage. Oil heating and hot water.

## FLOORPLANS

Available from the agent upon request.

## INVENTORY

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

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the selling agents Stonessmith.





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.