



Impressive and beautifully restored 17th Century Character Inn and Restaurant with 8 High Quality Letting Bedrooms, all with private facilities. Refurbished to an exceptionally high standard throughout and offering a stunning business opportunity with Character Bar, Dining Room and Snug Areas (54+), Commercial Catering Kitchen with Ancillary Facilities, Patio Trade Terrace (14+), Customer Car Parking and an Owner's Private Apartment. Excellent reputation, impressive levels of trade and undoubted potential for new owners to develop all aspects of the trade still further. Stunning and very special business opportunity which warrants an early viewing appointment.

**THE ROCK INN
WATERROW, NR TAUNTON, SOMERSET, TA4 2AX
FREEHOLD: £465,000 REF: 4804**

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THE PROPERTY

The Rock Inn is a substantial and imposing property, built out of local stone, character country inn with origins reputedly dating back to the 17th century. Presented to an exceptionally high standard throughout having been the subject of a fastidious programme of refurbishment and improvement by our clients during their 8 years of ownership, the inn is renowned for its ambiance and character, retaining original charm within a superior trading environment. This high quality destination inn and restaurant is highly regarded for its food and letting bedrooms and briefly comprises:- Main Bar (24+), Dining Room (20+), Snug (10), Commercial Kitchen with Ancillary Facilities, 8 High Quality Letting Bedrooms (all with private bathroom facilities) and a flexible One Bedroom Owner's Apartment. Externally, the inn has an Alfresco Seating Terrace directly to the front for around 14 customers, Private Customer Car Parking Areas and an Additional Area of Land opposite. The Rock Inn is a highly regarded and exceptionally well-presented quality country inn with strong trading figures and a viewing is highly recommended in order to fully appreciate the exceptional quality and standards inherent throughout all aspects of the property. The potential exists to reconfigure the letting accommodation to provide additional owner's bedrooms, if so desired.



SITUATION

The Rock Inn occupies a prominent and highly visible roadside position overlooking the River Tone, adjacent to the B3227 Wiveliscombe to Bampton road, close to the Devon and Somerset border. The small and picturesque country village of Waterrow is surrounded by rural countryside and within an area of outstanding natural beauty. The Rock Inn is situated just over 3 miles from the favoured town of Wiveliscombe which has a good range of day to day amenities including primary and secondary schools. The town of Wellington is approximately 8 miles distant, whilst the county town of Taunton offers an excellent shopping centre and is approximately 14 miles distant. The M5 can be joined at junction 26 (Wellington) and junction 27 (Tiverton), similarly the Great Western Train Service to London

stops at Tiverton Parkway and Taunton. The area is well known for its delightful unspoilt scenery, walking, riding and many varied outdoor pursuits.



INTERNAL DETAILS

Main Customer Entrance Door to the front into **Entrance Vestibule** with door into **Main Bar Area** an attractive character room with solid oak flooring, exposed ceiling timbers, part exposed stone walls, feature fireplace with inset multi fuel burning stove, feature wall lighting, wall mounted menu boards, dart/oche area, range of free standing wooden tables, chairs, settles and window seating comfortably for 24 customers plus adequate standing room. Attractive stone fronted and copper topped **Bar Servery** fitted with associated back bar fittings, display shelving, EPOS touch screen cash register with printer linked to the kitchen, commercial coffee machine, stainless steel sink unit, glass washer, double glass fronted bottle fridge, single glass fronted wine fridge and wine racking. **Dining Room** again an attractive character room, being partially open plan from the Main Bar Area with wood laminate flooring, painted ceiling timbers, painted wood panelled walls, feature fireplace (disused), feature wall lighting, range of free standing wooden tables and chairs comfortably seating 20+ customers. **Waitress Station Area** with hot water still. **Snug** a versatile room utilised as a guest lounge or a private dining/meeting room with grey limestone flooring, exposed ceiling timber, feature wall lighting, feature wood burning stove and comfortable seating for around 10 customers. **Commercial Catering Kitchen** with non-slip flooring and fully wipe clean clad walls, fitted with a comprehensive range of commercial catering equipment to include:- Capic kitchen suite incorporating 4 gas burners, a solid top hob, twin deep fat fryers, chargrill and oven. Extractor system with stainless steel canopy over and gas interlock, eye level grill, two commercial microwave ovens, Blue Seal turbo oven, stainless steel work benches with shelving below, stainless steel deep bowl sink unit, plate warming cabinet, extensive stainless steel wall shelving, marble topped two door undercounter commercial fridge, stainless steel serving gantry with warming lamps, two

door undercounter commercial fridge, single deep bowl sink unit, commercial dishwasher and stainless steel handbasin. **Store Area** with vacpac machine, upright commercial freezer, undercounter dessert fridge and door to outside. **Walk in Fridge** being full racked and shelved. **Beer Cellar** temperature controlled on the ground floor with door to rear, Belfast sink, racked shelving and wine racking. **Dry Goods Store**. **Boiler Room/Storeroom** with tiled flooring, ice machine, chest freezer, upright freezer, fridge freezer, commercial washing machine and stainless steel racked shelving. **Ladies & Gents WC's**.



LETTING ACCOMMODATION

The property currently offers 8 individually designed high quality letting bedrooms furnished to an extremely high standard with remote controlled colour television, hospitality trays and private bath/shower facilities. The bedrooms are all characterful and in keeping with the property and are accessed via the main bar or via an independent entrance to the front. The rooms briefly comprise:- **Bedroom 1** an executive double/family room (sleeps 3) on the first floor with a double and a single bed and an **Ensuite Bathroom** with shower over bath. **Bedroom 2** a standard double room on the first floor with an **Ensuite Shower Room**. **Bedroom 3** a standard double room on the first floor with an **Ensuite Shower Room** with a large walk-in shower. **Bedroom 4** a standard double bedroom on the second floor with an **Ensuite Bathroom**. **Bedroom 5** the attic room, a double room on the second floor with adjacent **Private Bathroom**. **Bedroom 6** a standard double room on the second floor with an **Ensuite Bathroom**. **Bedroom 7** a superior double bedroom on the first floor with an **Ensuite Bathroom** with shower over bath. **Bedroom 8** a superior double bedroom on the first floor with an **Ensuite Shower Room** with a walk-in shower.

OWNER'S ACCOMMODATION

The well presented and good-sized owner's apartment briefly comprises open plan **Sitting Room** with **Office Area**, ceiling timber, feature wall lights and built in storage cupboards, a **Double Bedroom** and a luxury **Shower Room** with a large walk-in shower. Depending

on individual requirements, the letting bedrooms could easily be reconfigured to provide additional owner's bedrooms, if so desired.



EXTERNAL DETAILS

The Rock Inn is a substantial and imposing landmark property which benefits from a **Customer Car Park** to the side for 10+ vehicles and a patio terrace directly to the front providing **Al Fresco Seating** for around 14 customers. To the rear are service areas and pedestrian access with a rear covered **Storage Shed** housing the oil tank. Further **Storeroom** with racked shelving and a **Bin Store Area**. The property also owns an **Area Of Land** on the opposite side of the river with a **Metal Storage Container** and utilises an additional area for **Car Parking** with space for 14+ vehicles.

THE BUSINESS

The Rock Inn is a renowned and extremely successful high-quality destination country inn which is well regarded and boasts an impressive reputation. Exceptionally well presented throughout, the business benefits from excellent levels of regular year-round trade, being particularly well regarded for its high quality freshly prepared food using the finest available seasonal local produce, set within an impressive and attractive character property. The Rock Inn has been extensively refurbished and painstakingly restored throughout to meet modern day standards by our clients during their 8 years of ownership and leaving almost no stone unturned in the fastidious refurbishment of this most impressive property. The high-quality letting bedrooms attract guests from around the world including holiday makers and shoot parties. The Rock Inn has received numerous accolades including AA 4 Star Inn status, 6 years running in the Good Pub Guide, TripAdvisor Travellers Choice Award and a 5 Star Food Hygiene Rating. The business has its own website www.rockinnwaterrow.co.uk which provides further detailed information on the business, together with a video tour. The sale of the Rock Inn represents an excellent opportunity to purchase a well-regarded country inn and restaurant with high quality letting accommodation, the likes of which seldom

comes to the market. The Rock Inn is undoubtedly a very special place to live and work and a formal viewing appointment is essential in order to fully appreciate all that this impressive high-quality business and property has to offer.



TRADING INFORMATION

Accounts for the year ending 31st March 2019 show sales of £309,787 net of VAT. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

CURRENT STAFFING

The business is currently run by our clients, a husband and wife team, with the assistance of two full time and three part time members of staff.



POTENTIAL

Our clients advise that there is potential to develop all aspects of the business still further and for further growth in all aspects of the trade. By their own admission, and with impending retirement in mind, our clients have taken a more relaxed attitude to the day to day running of the business in the past 2 years and consequently there are opportunities for new owner operators to maximise all available income streams and build upon the impressive reputation and trade levels already established.



EPC

D-90.

FLOORPLANS & VIRTUAL TOUR

Available upon request.

SERVICES

Mains electric and water are connected to the property. Oil is used for central heating and hot water. Bottle gas is used for cooking. Private drainage system.

PRICE & TENURE

£465,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation.

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.

