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LICENSED PROPERTY



THE RING OF BELLS INN, NORTH BOVEY, DEVON

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# Ring Of Bells Inn, The Village, North Bovey, Dartmoor, Devon, TQ13 8RB

A Stunning & Renowned Quintessential Country Village Inn With 5 Quality Letting Bedrooms, Presented To Exceptionally High Standards

Four Stylish Character Bar & Dining Areas (92+), High Quality Commercial Catering Kitchen & Attractive Beer Gardens (60+)

A Superior Purpose Equipped Business, Rebuilt & Refurbished To Exacting Standards In 2016/17 At A Cost Of Over £1.5m

Sought After & Idyllic Dartmoor Village. Extremely Successful Business With Significant Levels Of Trade & Still Offering Much Potential

## Freehold Price Guide: £1,200,000 – Reference: 4812

### THE PROPERTY

The Ring of Bells Inn is an attractive and particularly impressive, thatched character village inn. With origins dating back to the 13<sup>th</sup> Century, The Ring of Bells Inn is a quintessential Grade II listed property which was rebuilt following a fire in January 2016. The rebuild was done extremely sympathetically, retaining many of the original features and today the inn is presented to an exceptionally high standard having been rebuilt at a cost of over £1.5million. The business was reopened in December 2017 and today the inn is renowned for its ambiance, character and warmth and an abundance of charm and character, within a superior and purpose equipped modern trading environment. This exceptionally high-quality destination village inn and restaurant briefly comprises: - Main Bar (14+), Snug (18), Dining Room (30+), Stable Bar (30), Quality Commercial Catering Kitchen with extensive back up facilities and 5 High Quality Ensuite Letting Bedrooms. Externally, to the front is a pretty walled Beer Garden, with patio and lawned areas offering alfresco seating for over 60 customers. To the rear a Service Yard Area and a Kitchen Garden Area, with numerous useful Outbuildings and Storage Facilities. The Rings of Bells Inn is undoubtedly a very special business and is a highly successful and stunning country inn, which provides a substantial and impressive income, set in an extremely sought-after moorland village. A viewing is strongly recommended in order to fully appreciate all that this rare and unique opportunity has to offer.

### SITUATION

The Ring of Bells Inn is a stunning and renowned freehouse set in the heart of the idyllic and much sought after, unspoilt picturesque Devon village of North Bovey, in the heart of Dartmoor National Park. The village of North Bovey, with its picturesque central village green, is set in the heart of the rugged beauty of Dartmoor National Park, which offers unrivalled opportunities for walking, cycling, riding and other outdoor pursuits. The nearby town of Moretonhampstead provides a wide selection of local facilities, and the Cathedral City of Exeter is just 15 miles away and has one of the best universities in the country, excellent cultural and recreational facilities and an extensive range of shops and supermarkets. Communication links are excellent, the A38 provides links to Plymouth, the M5 motorway at Exeter and the national motorway network. Exeter St David's station offers regular services to London Paddington, with some journeys taking a little over 2 hours. Exeter International Airport provides a range of flights to domestic and international destinations. The Ring of Bells Inn is ideally situated as a resting point for anyone travelling within the West Country, or for those wishing to tour and discover Dartmoor's renowned unspoilt moorland and popular tourist spots.



## INTERNAL DETAILS

**ENTRANCE PORCH** to the front with entrance door leading into

**ENTRANCE HALL** with exposed feature brick flooring, feature stone walls and exposed ceiling timbers.

**DINING ROOM** an attractive character split level room with carpeted flooring, exposed ceiling timbers, exposed wall timbers, feature fireplace with inset woodburning stove and feature bread oven, feature wall lighting and a range of free-standing wooden tables and upholstered wooden chairs comfortably seating 30 customers.

**SNUG AREA** again another attractive character room with exposed feature brick flooring, exposed ceiling timbers, feature fireplace with inset wood burning stove, feature lighting and free-standing wooden tables, wooden chairs and upholstered bench and window seating, comfortably for 18 customers.

### DISABLED WC.

**MAIN BAR** a continuation in style, theme and ambiance with exposed feature brick flooring, exposed ceiling timbers, part exposed wood panelled walls, wall mounted menu boards, feature lighting and free-standing wooden tables, upholstered wooden stools and upholstered bench seating comfortably for 14 customers. Timber fronted and topped corner **BAR SERVERY** with associated back bar fittings to include display shelving, two glass fronted bottle fridges, stainless steel sink unit, EPOS touch screen cash register and Maître D system with printer link to the kitchen.

**STABLE BAR** another attractive character room with carpeted flooring, painted stone walls, part wood panelled walls, exposed ceiling timbers, doors leading out to the beer garden and a range of free-standing wooden tables and upholstered wooden chairs, upholstered bench seating comfortably for 30 customers.

**GUEST RECEPTION AREA** with timber fronted and topped reception counter and entrance door to the front.

### LADIES & GENTS WC'S.

**BEER CELLAR** temperature controlled on the ground floor.

**WAITRESS STATION/SERVED AREA** with flagstone slate flooring, preparation work surfaces, undercounter fridge, commercial coffee machine, ice machine, sink unit and hot water tap.

**COMMERCIAL CATERING KITCHEN** with Altro flooring, stainless steel and wipe clean clad walls being fully equipped to an exceptionally high standard with an extensive range of commercial catering equipment to include:- extractor system

with steel canopy over and gas interlock system, lit and shelved serving gantry with theatre style servery opening, Bulls Eye range, six burner range, eye level grill, two floor standing twin deep fat fryers, Rational combi oven, plate warming cabinet, 3 four door commercial counter fridge units, stainless steel work surfaces with shelving below, stainless steel wall shelving, two stainless steel hand basins, commercial microwave oven and two doors to the rear.

**WASH UP AREA** with Altro flooring and wipe clean clad walls, twin deep bowl stainless steel sink unit, commercial pass-through dishwasher, stainless steel racked shelving, upright commercial freezer, chest freezer, and door to outside.

## LETTING ACCOMMODATION

The business offers 5 individually designed and furnished, high quality ensuite letting bedrooms. The bedrooms are generously proportioned and furnished to an extremely high standard including flat screen digital tv, hairdryers, hospitality trays and Hypnos beds. The characterful rooms briefly comprise: -

**BEDROOM ONE** a generous King Size Double Bedroom an Ensuite Bathroom with shower over bath.

**BEDROOM TWO** is a generous Family Room (to sleep 4) with an Ensuite Bathroom with bath and a separate walk-in shower.

**BEDROOM THREE** a generous King Size Double Bedroom and an Ensuite Bathroom with bath and separate shower cubicle.

**BEDROOM FOUR** a generous King Size Double Bedroom with an Ensuite Shower Room.

**BEDROOM FIVE** a generous King Size Double Bedroom with an Ensuite Shower Room.

## EXTERNAL DETAILS

The property is approached through an attractive walled **BEER GARDEN** with Patio Terrace and Lawned Areas and traditional wooden benches providing alfresco seating for over 60 customers. To the rear of the inn is a **SERVICE YARD AREA** with **COVERED STORAGE AND BIN STORE AREAS** and various useful **STORAGE SHEDS**. Further to the rear is a **LAUNDRY STOREROOM**, a **STAFF CHANGING ROOM**, and a **WALK IN FRIDGE**. There is also a raised **KITCHEN GARDEN AREA**. There is free Customer Parking available around the village green and in the car park opposite the church.



## **THE BUSINESS**

The Ring of Bells Inn is a renowned and highly successful country village inn, which exudes character and is equipped and furnished to an extremely high standard throughout. This is a stunning destination pub restaurant with letting rooms, presented in exceptional condition throughout, having been rebuilt at tremendous expense following devastating fire. The business provides an exceptional trading environment equipped with high quality fixtures, fittings and trade inventory. This quintessential thatch English country inn has been owned by our client for over 9 years and 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, holiday makers and visitors to the area. The inn provides flexibility for drinking, dining and function trade with the added advantage of the extensive outside seating area, which is extremely popular in the summer months. The Ring of Bells Inn is renowned for its quality menu focusing on fantastic homemade food, using fresh, local and seasonal produce, complemented by a selection of West Country real ales and ciders, together with a good range of wines and spirits. The business benefits from its own website [www.ringofbells.net](http://www.ringofbells.net) and the letting rooms are listed with [booking.com](http://booking.com) and have been awarded an exceptional 9.2 (out of 10). The inn has also received a Travellers Choice Award from Trip Advisor. The Ring of Bells Inn has built a fantastic reputation for quality food and stylish accommodation and consequently enjoys impressive levels of regular repeat trade. The sale of The Ring of Bells Inn represents a tremendous opportunity to purchase an exceptionally well presented and well-regarded high-quality destination village inn and restaurant with consistently strong levels of trade, the likes of which seldom come to the market.

## **CURRENT STAFFING**

The business is run under full management, with a full-time manageress and a full-time assistant manager, assisted by 3 full-time and 4 part-time members of staff to include a full kitchen brigade. The owner takes a supervisory role. Full details available upon request.

## **TRADING HOURS**

The Ring of Bells Inn trades from 10am until 10.30pm Wednesday to Saturday, from 10am until 5pm on Sunday, and from 3pm until 10.30pm on Tuesday. The business is closed on Monday. Food is served between midday and 2.30pm and 6pm and 8.30pm.

## **POTENTIAL**

Our client advises that there is potential and opportunities to develop many aspects of the business still further and for future growth in trade, particularly by introducing an all-day food service, especially during the busy summer months. There are also opportunities to increase the current trading hours and to build upon the impressive levels of trade and reputation that have already been established.

## **EPC**

Listed property.

## **SERVICES**

We have been advised that the property is connected to mains drainage, water and electricity. LPG is used for cooking and central heating.

## **INVENTORY**

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

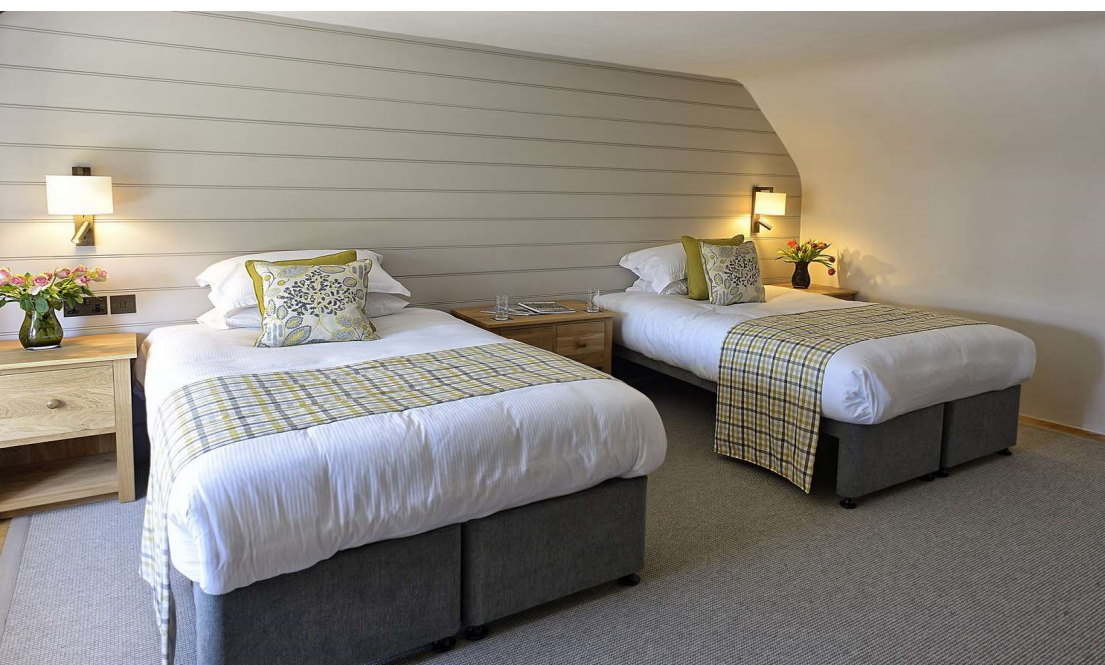
## **TRANSFER OF A GOING CONCERN**

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).

## **VIEWING ARRANGEMENTS**

Strictly by appointment with the 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.