



**Substantial character inn and freehouse occupying a prominent location in the centre of a sought after Devon country village and offering 3 Ensuite Letting Bedrooms (with potential for more), Main Bar Area (26+), Lounge Bar/Dining Area (28), Restaurant (12), well equipped Commercial Catering Kitchen, Owner's Accommodation with potential for further development, attractive Beer Garden and Outside Seating Areas (80+), Owner's Private Garden Area and a derelict former Skittle Alley and Storeroom with development potential, subject to consents. Strong wet sales with tremendous potential to develop all aspects of the trade and property still further. Retirement sales after 23 years.**

**THE OSTLER INN  
2 COMMERCIAL ROAD, UFFCULME, DEVON, EX15 3EB**

**FREEHOLD: £295,000**

**REF: 4834**

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262

Email: [info@stonesmith.co.uk](mailto:info@stonesmith.co.uk) Web: [www.stonesmith.co.uk](http://www.stonesmith.co.uk)

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.

## THE PROPERTY

The Ostler Inn is a traditional character detached village inn, with origins reputedly dating back to 1742. This substantial Grade II listed property has been in the same hands for 23 years and is the only pub in the village. It briefly offers 3 Ensuite Letting Bedrooms, Character Main Bar (26+), Lounge Bar/Dining Area (28), Restaurant (12), Commercial Catering Kitchen, Further Ensuite Double Bedroom currently utilised by the owner and a Former First Floor Function Room with potential to create additional owner's accommodation. To the rear of the property is an attractive enclosed raised lawned Beer Garden and Patio Areas (60+), Owner's Private Garden Area, Smoking Area/Covered Outside Seating Area (20) and a derelict former Skittle Alley and Storeroom. The Oster Inn is a well-regarded country village inn and a viewing is recommended in order to fully appreciate the opportunity and potential that exists to develop both the business and property still further.



## SITUATION

The Ostler Inn benefits from a prominent and visible trading position in centre of the extremely well regarded and sought after Mid Devon village of Uffculme. The village offers a primary school and a renowned Ofsted rated "outstanding" secondary school. Uffculme nestles at the foot of the Blackdown Hills, designated as an Area of Outstanding Natural Beauty, whilst the surrounding countryside offers a wealth of country pursuits. Coldharbour Mill, a working wool museum, is a popular tourist attraction located within the village and the nearby River Culm with its lovely riverside walks runs through the village. The comparatively central Mid Devon location places the picturesque National Parks of Dartmoor and Exmoor together with the north and south Devon coastlines all within a modest car journey. The market town of Cullompton is approximately 5 miles, the cities of Taunton and Exeter are approximately 16 and 18 miles respectively. Junction 27 of the M5 motorway, the A361 North Devon link road and Tiverton Parkway Mainline Railway Station are around 2 miles.



## INTERNAL DETAILS

Main customer entrance door to the front into entrance vestibule with double doors into **Main Bar Area** a traditional character room with part stripped wood and part tiled flooring, exposed ceiling timbers, wall mounted colour televisions, darts oche area, range of freestanding wooden tables, chairs, stools and leather sofas comfortably seating 26 customer plus adequate standing room. Timber fronted and topped **Bar Servery** fitted with a range of back bar fittings and display shelving with 2 double glass fronted bottle fridges, electronic cash register, glass washer, stainless steel sink unit and a coffee machine. Open plan from the bar through into **Lounge Bar/Dining Area** another traditional character room with stripped wood flooring, part wood panelled walls, exposed ceiling timbers, large screen television, range of freestanding wooden tables and chairs comfortably seating 28 customers. **Restaurant** another character room with part exposed stone wall, feature fireplace with inset wood burning stove, stripped wood flooring, range of freestanding wooden tables and chairs comfortably seating 12 customers, door leading to the beer garden. **Commercial Catering Kitchen** with non-slip flooring, part wipe clean clad and part stainless steel clad walls and being fitted with a range of catering equipment to includes: - extractor system with stainless steel canopy, 6 burner gas range, chargrill, double floor standing deep fat fryer, twin table top deep fat fryer, stainless steel worksurfaces with storage shelving below, wall cupboards, 2 microwave ovens, dishwasher, twin bowl stainless steel sink unit, stainless steel hand basin, commercial upright freezer, 2 commercial upright fridges, small chest freezer. **Boiler Room. Bottle/Spirits Store** with racked shelving. **Beer Cellar** with delivery door to the rear, Belfast sink, ice machine, upright fridge, and racked shelving. **Ladies and Gents WC's.**



### LETTING ACCOMMODATION

The business currently offers **3 Ensuite Letting Bedrooms** each of which offers remote control colour televisions, Wi-Fi, hairdryers and tea and coffee making facilities. The comfortable value for money rooms are situated on the first floor and briefly comprise: - **Bedroom 1** a double room with aspect to the front and an **Ensuite Shower Room**. **Bedroom 2** a double room with aspect to the front and an Ensuite Shower Room. **Bedroom 3** a twin room with aspect to the front and an **Ensuite Shower Room**.

### EXTERNAL DETAILS

To the front of the property is a **Forecourt Paved Area** for seating or parking. Gates to the side lead through to a **Covered Smoking/Seating Area** with warming lamps and providing seating for around 20 customers. Steps lead up to a good-sized enclosed **Rear Trade Garden** being mainly laid to lawn with **Patio Terrace Areas** and wooden benches providing seating for 60+ customers. **Owner's Private Garden Area**. **Derelict Former Skittle Alley and Storeroom** with potential to create owner's or additional letting accommodation, subject to the necessary permissions.



### PRIVATE ACCOMMODATION

On the first floor there is currently a **Double Bedroom** with aspect to the rear and an **Ensuite Shower Room** and there is also a spacious **Former Function Room**, currently used for storage, which could be repurposed to create additional owners' accommodation, if so desired. Disused **Bathroom**. Staircase to **Attic Space**. To the rear of the property is a derelict former Skittle Alley and Store which could potentially be redeveloped to create owner's accommodation, or additional letting accommodation, subject to the necessary consents.

### THE BUSINESS

The Ostler Inn trades as a traditional country village inn and freehouse with letting bedrooms, located in a sought after and highly regarded Devon village. With many character features throughout the property, the inn is a popular and well-regarded business with an excellent reputation and benefits from being the only pub in Uffculme. Consequently, the business benefits from an excellent following and its prominent position in the centre of the village helps to boost trade levels further. The business is well regarded as a character filled freehouse and the Ostler Inn benefits from a strong wet trade and is home to a darts team and hosts monthly live music and quiz nights. The business has its own website

**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.**

www.ostlerinn.co.uk which provides further background information and the letting accommodation is listed with Booking.com. This is a unique and attractive business which has been owned by our client, a single working proprietor, for the past 23 years and which undoubtedly offers tremendous potential to develop all aspects of the trade and property still further and build upon the current levels of business. The sale of the Ostler Inn represents an excellent opportunity to purchase a substantial and well regarded freehouse and inn with letting bedrooms in a highly sought after and affluent Devon village and is undoubtedly a very special place to live and work. A formal viewing is essential in order to appreciate all that this business and property has to offer.

### TRADING INFORMATION

Trading information provided for the current trading year to date shows average sales of around £2,500 - £3,000 per week, from wet sales only on limited opening hours. Further information can be made available to interested parties following a formal viewing appointment.

### OPENING HOURS

The current opening hours are 4pm until 10pm Tuesday, Wednesday, and Thursday; 4pm until 11pm on Friday; 12pm until 11pm on Saturday; and 12pm until 7pm on Sunday. Closed on Monday.

### POTENTIAL

Our client advises that there is potential to develop all aspects of the business still further and for continued growth in trade levels, particularly by focused hands on owner operators, maximising all available income streams and building upon the levels of trade already established. There is also the potential to develop the property still further, subject to the necessary consents.

### REASON FOR SALE

Genuine retirement sale after 23 years of ownership.

### EPC

Requested and to be advised.

### RATING

Up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk).

### SERVICES

We are advised that all mains services are connected.

### 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.

