

stonesmith

LICENSED PROPERTY

THE WEST COUNTRY SPECIALISTS



MANOR INN, LOWER ASHTON, NR EXETER, DEVON

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Manor Inn, Lower Ashton, Nr Exeter, Devon, EX6 7QL

Popular Country Village Inn With Spectacular Views, 3 Bedroom Owner's Accommodation & Presented To Exceptionally High Standards

Three Impressive Character Bar & Dining Areas (60+), High Quality Commercial Catering Kitchen & Attractive Beer Gardens (100+)

Car Parking (25+), Extensive Owner's Private Gardens With Impressive Decked Terrace Areas, Former Stable Block & Garage/Storeroom

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

Freehold Price Guide: £725,000 – Reference: 4846

THE PROPERTY

The Manor Inn is an impressive and attractive destination village pub and restaurant, which offers spectacular views over the surrounding Teign Valley countryside. With origins reputedly dating back to around 1870, this detached property is presented to an extremely high standard throughout having been the subject of much upgrade and improvement by the current owner's, during their 15 years of ownership. Much of the character has been retained and enhanced within the superior, purposely equipped and furnished premises and this high quality food led public house and restaurant briefly comprises:- Main Bar (18+), Bar & Dining Room (16+), Forge Restaurant (26+), Quality Commercial Kitchen with extensive backup facilities and Walk-In Fridge, spacious Family Sized Owner's Accommodation being completely self-contained with Lounge/Dining Room, fully fitted Kitchen with built in appliances, 3 Double Bedrooms and a Family Bathroom. Externally, to the front is an attractive Lawned Beer Garden with superb views over the surrounding countryside and alfresco seating for over 100 customers. To the side is a Customer Car Park with ample space for 25+ vehicles, with additional unrestricted roadside parking available. To the rear is the substantial Owner's Private Garden Area which is mainly laid to lawn with extensive Decked Terrace Seating Areas offering stunning country views. There is an Owner's Private Parking Area, and Useful Outbuildings including a former stable block which is arranged as a Dayroom/Occasional Bedroom with a Shower Room, a Storeroom, and a Garage. The Manor Inn is undoubtedly a very special business and is a highly successful and attractive destination country village pub and restaurant, which provides an impressive income, set in an extremely sought after area. A viewing is strongly recommended in order to fully appreciate all that this unique opportunity offers.

SITUATION

The Manor Inn is a renowned freehouse, set in an elevated position close to the river Teign in the idyllic and unspoilt small village of Lower Ashton, in the heart of the sought after and highly regarded Teign Valley. Renowned for its beauty and tranquillity, the area is located on the eastern fringes of Dartmoor National Park and there is an abundance of scenic walking, cycling and riding opportunities in the surrounding countryside with walking and cycling tracks at Haldon just a couple of miles away. The river Teign and the nearby Kennick Reservoirs provide excellent fishing, there is golf at the local Teign Valley course and sailing and kayaking along the South Devon coast and rivers. Lower Ashton combines the attractive natural beauty of the surrounding area and Dartmoor, with the convenience of accessibility to the city of Exeter. The A38 is only approximately a 10-minute drive away and links to Plymouth and the M5 motorway at Exeter. 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.

INTERNAL DETAILS

MAIN BAR an attractive character room with solid oak and part slate tiled flooring, feature open fireplace, part wood panelled walls and a range of freestanding tables, upholstered chairs and upholstered perimeter seating comfortably for 18+ customers.

BAR & DINING ROOM another attractive character room with solid oak flooring, feature fireplace with inset wood burner, wall mounted menu boards and a range of freestanding tables and quality upholstered chairs comfortably seating 16+ customers.



The Manor Inn
Public House

EXIT

BAR SERVERY a spacious central bar serving both the Main Bar and the Bar & Dining Room. Being timber fronted and topped with extensive display shelving and back bar fittings including non-slip flooring, electronic cash register, triple glass fronted bottle fridge commercial glass washer and stainless-steel sink unit.

FORGE RESTAURANT an impressive character room with attractive vaulted ceilings with exposed timbers, painted exposed stone walls, slate tiled flooring, feature original blacksmith's forge and slack tub, wall mounted menu boards and a range of freestanding tables and quality upholstered chairs comfortably seating 26+ customers.

LADIES & GENTS WC'S.

COMMERCIAL CATERING KITCHEN with non-slip flooring, part stainless steel and part wipe clean clad walls. Being fully equipped to a high standard with an extensive range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, 6 burner range, flat top griddle, twin table top deep fat fryer, 2 turbo fan ovens, induction deep fat fryer, 3 commercial microwave ovens, plate warming cabinet, upright commercial fridge, extensive stainless steel workbenches with shelving below, extensive stainless steel wall shelving, serving gantry with warming lamps, stainless steel sink unit, wine fridge, hand basin, commercial coffee machine, twin panini press, deep bowl stainless steel sink unit with commercial pass-through dishwasher and tray slide. **WALK IN FRIDGE. STOREROOM** with non-slip flooring, racked shelving, wine racking and chest freezer. **BOTTLE STORE & STOREROOM. BEER CELLAR** temperature controlled on the ground floor. **COVERED SERVICE AREA** with commercial ice machine and tumble dryer.

OWNER'S ACCOMMODATION

A real feature of this business is the generous and well-proportioned owner's living accommodation which is completely self-contained above the business, with its own front doors and impressive private garden and terrace areas, all having stunning views of the surrounding countryside. The family sized accommodation briefly comprises: -

LOUNGE/DINING ROOM an attractive open plan room with triple aspect windows and superb views, solid oak flooring and French doors leading to the Private Raised Decked Terrace Area and Gardens.

KITCHEN with solid oak flooring and recently refitted with a range of modern contemporary base and wall mounted kitchen units with complementary worksurfaces and built in induction hob, electric oven, microwave, fridge, washing machine and extractor unit.

BEDROOM ONE a generous double bedroom with twin aspect windows and stunning views, built in wardrobes and solid oak flooring.

BEDROOM TWO a good-sized double bedroom with built in wardrobes and solid oak flooring.

BEDROOM THREE a small double bedroom with solid oak flooring.

FAMILY BATHROOM with shower over the bath.

SEPARATE WC.

EXTERNAL DETAILS

Directly to the front of the pub is an attractive lawned **BEER GARDEN** benefitting from spectacular country views and traditional wooden benches providing alfresco seating for over 100 customers. To the side is the **CUSTOMER CAR PARK** with space for around 25+ vehicles and additional unrestricted roadside parking available for customers adjacent to the pub. **TWO STORAGE SHED'S** one with 3 chest freezers, racked shelving and an upright fridge. **BIN STORE AREA.** To the rear, and a special feature of this business is the substantial **OWNER'S PRIVATE GARDEN AREA** which is enclosed by fences and mainly laid to lawn with mature trees and shrubs and incorporates an impressive **RAISED DECKED TERRACE AREA** leading directly off of the owner's accommodation and offering tremendous privacy and stunning far reaching country views. There is a further private **DECKED TERRACE AREA** with a **HOT TUB. OWNER'S PRIVATE PARKING AREA** with space for around 8 vehicles. Stone built **LOG STORE. A FORMER STABLE BLOCK** of timber construction has been informally reconfigured to include a **DAYROOM/OCCASIONAL BEDROOM** with a **SHOWER ROOM**, a **STOREROOM**, and a **GARAGE.**



THE BUSINESS

The Manor Inn is a renowned and highly successful destination country pub and restaurant, which is equipped and furnished to an extremely high standard throughout. Boasting a stunning and idyllic country setting, the business is presented in excellent condition throughout, having been the subject of upgrade and refurbishment by our clients. The business provides an exceptional trading environment equipped with quality fixtures, fittings, and trade inventory. This quintessential English country pub has been owned by our clients for over 15 years and is very much at the centre of the local community and attracts trade from Exeter and the surrounding towns and villages as well as further afield, whilst also 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 Manor 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 hundreds of excellent reviews on Tripadvisor and Google and it has its own website www.manorinn.co.uk which provides further background information on the business. The Manor Inn is considered to be one of the best kept secret eating and watering holes in the area and consequently enjoys impressive levels of regular repeat trade from a strong and loyal following. The sale of The Manor Inn represents a tremendous opportunity to purchase an exceptionally well presented and well-regarded destination country pub and restaurant with impressive family sized owner's accommodation in a sought after and idyllic location. With consistently strong levels of trade, accounting information can be made available to interested parties following a formal viewing appointment. The Manor Inn is undoubtedly a very special place in which to live and work and a viewing is essential.

CURRENT STAFFING

The business is run by our clients, a husband-and-wife partnership, with a full complement of staff being employed including 2 full-time chefs, and 13 part-time/casual members of staff.

TRADING HOURS

The Manor Inn trades from midday until 3.30pm and 6pm until 10.30pm Tuesday to Saturday, and from midday until 5pm on Sunday. The business is closed on Sunday evenings and all day on Monday.

POTENTIAL

Our clients advise 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 drink and/or 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

Requested and to be confirmed.

SERVICES

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

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.