



**Impressive and well-regarded character detached country freehouse set in around 2 acres and occupying a prominent landmark trading position in a popular and desirable Devon village. Offering character Bar Areas (28+), Spacious Restaurant (50), Commercial Catering Kitchen with Ancillary Facilities, extensive Beer Garden and Patio Areas (100+), large Customer Car Park for 40+ vehicles and Owner's Private Garden Area. Spacious family sized 6 Bedroom Owner's Accommodation, suitable for 2 families or with letting potential, subject to the necessary consents.**

**THE MUDDIFORD INN  
MUDDIFORD, BARNSTAPLE, NORTH DEVON, EX31 4EY  
FREEHOLD: £420,000 PLUS VAT REF: 4855**

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## THE PROPERTY

The Muddiford Inn is a well-regarded character detached village inn with origins reputedly dating back to the 16<sup>th</sup> century. This attractive and deceptively spacious quality country inn is set in around 2 acres and offers extensive gardens and car parking. The extremely well presented public areas offer character features including heavily beamed ceilings, oak and slate flooring and a fireplace with woodburner. The property occupies a substantial site and benefits from a self-advertising and prominent landmark trading position. This well-appointed freehouse briefly comprises: - character Main Bar Area (20+), Character Lounge Bar (8+), Character Restaurant (50), Commercial Catering Kitchen with Ancillary Facilities, extensive Family Sized 6 Bedroom Owner's Accommodation with Sitting Room, Kitchen, 2 Bathrooms and a Store Room/Staff Changing Room. The size and the layout of the private accommodation makes it suitable for two families or it could be reconfigured to create letting accommodation, subject to the necessary consents. Externally, the pub benefits from a large Customer Car Park with space for 40+ vehicles, a Patio Trade Terrace providing alfresco seating for 40 customers. The extensive brook side Gardens to the rear are mainly laid to lawn with a further alfresco Beer Garden Area seating 60+ customers, a Children's Play Area, various useful Outbuildings and Owner's Private Garden Area's. An internal inspection is recommended in order to fully appreciate all that this deceptively spacious quality destination village freehouse has to offer.



## SITUATION

The Muddiford Inn is situated in the heart of the popular village of Muddiford, astride the B3230 Barnstaple to Ilfracombe road. There is easy access to the regional centre of Barnstaple, about 4 miles away, which offers an excellent range of amenities and leisure pursuits and the inn is also within easy reach of the North Devon District Hospital, around 5 minutes' drive, from which trade is derived. To the north is the beautiful Exmoor National Park, which is renowned for its undulating moorland scenery, dissected by rivers and streams, running down through deep wooded valleys, to the spectacular north Devon coastline. The stunning north Devon coastline is also easily accessible, with the world-renowned surfing and sandy beaches at Croyde and Woolacombe, both within 10 miles. Consequently, the area is popular with tourists and day trippers, visiting the area throughout the year. At Barnstaple there is access to the A361, North Devon link road which connects to, in a further 45 minutes or so, junction 27 of the M5 motorway where Tiverton Parkway also offers a mainline rail link to London Paddington in just over two hours.



## INTERNAL DETAILS

Main customer entrance doors to the front leading from the patio trade terrace area into **Main Bar** an attractive character room with solid oak flooring, painted ceiling beams, part wood panelled walls, part exposed stone walls, feature lighting, feature fireplace with inset wood burning stove, range of freestanding wooden tables, chairs comfortably for 20+ customers plus adequate standing room. Timber fronted and solid timber topped **Bar Servery** with associated back bar fittings and extensive display shelving. **Ladies, Gents and Disabled WC. Bottle Store. Beer Cellar** temperature controlled on the ground floor. **Lounge Bar** another character room with feature fireplace (disused), slate flooring and a



range of freestanding tables and comfortable chairs comfortably sitting 8+ customers, plus adequate standing room. **Bar Servery. Restaurant** an attractive character room with impressive slate flooring, exposed ceiling beams, part exposed stone walls, part wood panelled walls, feature lighting, feature brick fireplace (disused) a range of freestanding wooden tables and upholstered chairs comfortably seating 50 customers, Patio doors out to the beer garden. **Commercial Catering Kitchen** with Altro flooring and part stainless steel and part wipe clean clad walls and being fitted with a range of commercial catering equipment to include:- extractor system with stainless steel canopy over and gas interlock system, chargrill, Bonnet combi oven, twin floor standing deep fat dryer, two microwave ovens, stainless steel workbenches, wall shelving, warming cabinet with serving gantry over and warming lamps, stainless steel hand basin. **Wash Up Area** with Altro flooring, part wipe clean clad and part tiled walls with upright commercial freezer, upright commercial fridge, wall shelving, commercial dishwasher and deep bowl stainless steel sink unit. **Staff Room/Storeroom** on the first floor.



### PRIVATE ACCOMMODATION

Situated on the first floor is the extremely spacious family sized owner's accommodation which could be easily reconfigured to accommodate two families or to provide letting accommodation, subject to the necessary consents. The self-contained accommodation briefly comprises: - a **Sitting Room** with dual aspect to the front and side, **Kitchen** with a range of base and wall mounted kitchen units and complementary work surfaces. **Former Kitchen** empty and currently used as a storeroom. **Bedroom 1** a double bedroom with aspect to the front and potential ensuite/dressing room. **Bedroom 2** a double bedroom with aspect to the front. **Bedroom 3** a double bedroom with aspect to the front. **Bedroom 4** a double bedroom with aspect to the front. **Family Bathroom** with a white suite and a shower over bath. **Bedroom 5** a good-sized double bedroom with aspect to the rear. **Bedroom 6** a double bedroom with aspect to the rear. **Second Bathroom** with white suite and shower over bath (disused).



### EXTERNAL DETAILS

The Muddiford Inn is set within grounds of around 2 acres occupying a prominent landmark roadside trading position. The substantial plot incorporates a **Large Customer Car Park** to the front of the property with space for 40+ vehicles and **Various Useful Wooden Sheds**. Directly to the front of the property is an enclosed **Patio Trade Terrace** providing alfresco seating for 40 customers, **Smoking Shelter**. To the rear of the property are the extensive brook side **Gardens** which are a real feature of this property. Predominately laid to lawn they incorporate **Beer Gardens** providing alfresco seating for 60+ customers, **Children's Play Area**, and an **Owner's Private Garden Area**.





## THE BUSINESS

The Muddiford Inn is a traditional country village pub and restaurant which serves the local village community, as well as the surrounding villages and towns and attracts tourists and passing trade year-round. An extremely popular and well-regarded business, which boasts an excellent reputation, with year-round repeat trade. Well presented throughout, the pub has received numerous excellent 5-star reviews on Google and a Travellers Choice Award (2023) from TripAdvisor, as well as a 5 Star Food Hygiene Rating. The location close to Barnstaple and the North Devon District Hospital also means that the freehouse can be a popular lunch time venue. With an enviable reputation, the Muddiford Inn attracts customers from a wide catchment area, and the business has its own website [www.muddifordinn.co.uk](http://www.muddifordinn.co.uk) and a popular Facebook page. The sale of The Muddiford Inn represents an excellent opportunity to purchase a well-regarded country village freehouse set in extensive grounds with spacious and flexible family sized owner's accommodation and is undoubtedly a very special place to live and work and a formal viewing is essential, in order to fully appreciate all that this excellent business opportunity has to offer.



## TRADING INFORMATION

No trading information is available, applicants are advised to make their own assessment and assumptions of achievable trade levels. Currently tenanted and the subject of considerable investment.

## POTENTIAL

The Muddiford Inn is an impressive property which due to unforeseen personal circumstances, is now being offered for sale. Unundoubtedly there are opportunities for new owners to stamp their mark on the business with opportunities to develop all aspects of the trade, including offering an all-day menu, for which demand exists, particularly during the busy summer months and building upon the solid levels of trade and reputation. Subject to the necessary consents, there are opportunities to reconfigure the owner's accommodation to create letting accommodation, if so desired.

## SERVICES

All mains services with the exception of mains gas are connected to the property. LPG is used for cooking, central heating and hot water.

## EPC

Requested and to be confirmed.

## PRICE & TENURE

£420,000 plus VAT for the valuable freehold interest, goodwill and trade inventory, excluding items of a personal nature. Vacant possession upon completion.

## VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392)201262. Email: [info@stonesmith.co.uk](mailto: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.

