



Extremely well presented and deceptively spacious detached 16th Century thatched inn located in a popular Somerset Village. Offering a well regarded and impressive business opportunity, retaining many character features with Main Bar (30), Dining Area (22), Restaurant (26+), Commercial Catering Kitchen, 5 Self-Contained En-Suite Letting Bedrooms and superior family sized 4 Bedroom Owners Accommodation with Sitting Room and Kitchen/Dining Room. Beer Garden Areas (42), Customer Car Park (20). Exceptional opportunity to acquire a quintessential freehouse and home with excellent levels of trade and strong profits and still offering potential for continued growth.

**THE MASONS ARMS
2 NORTH ROAD, WILLITON, TAUNTON, SOMERSET, TA4 4SN
FREEHOLD: £650,000 REF: 4856**

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THE PROPERTY

The Masons Arms is an impressive and substantial Grade II Listed detached 16th Century thatched inn. This attractive and traditional coaching inn is presented in first class order throughout and has been the subject of a comprehensive programme of upgrade and refurbishment over recent years, whilst retaining much of the original charm and character and many period features. The popular and well regarded inn occupies a landmark trading position and briefly comprises:- Main Bar Area (30+), Dining Area (22), Restaurant (26+), well equipped Commercial Catering Kitchen with ancillary facilities, 5 Purpose Built and Self-Contained En-Suite Letting Bedrooms and spacious family sized 4 Bedroom (1 en-suite) Owners Accommodation with Sitting Room, Kitchen/Dining Room and a Family Bathroom. Externally, there is a Private Customer Car Park for around 20 vehicles and lawned Trade Areas and Beer Gardens providing al fresco seating for 42 customers. The Masons Arms is a highly regarded and extremely well presented quintessential thatched village freehouse and is undoubtedly a very special place in which to live and work and a viewing is highly recommended in order to fully appreciate everything that this impressive and profitable multi-faceted business has to offer.



SITUATION

The Masons Arms occupies a prominent landmark trading position within the centre of the popular village of Williton, situated at the junction of the A39, A358 and B3191 roads. Williton is home to one of the ten stations in the West Somerset Railway and is located a few miles from the coast at Watchet and Somerset's premier coastal resort town of Minehead is approximately 9 miles. The county town of Taunton, which has a mainline rail link to London, and access to the motorway network, is approximately 15 miles. Williton is situated amongst some of the most beautiful countryside settings in England including Exmoor National Park, the Quantock Hills and the Brendon Hills, together with the West Somerset coastline which are all close at hand, with many renowned beauty spots and attractions easily accessible and bringing year round tourist and visitor trade.



INTERNAL DETAILS

Main entrance doors to the front and to the rear from the car park lead into the **Main Bar Area** an attractive character room with carpeted flooring, exposed ceiling beams, part exposed stone walls, wall mounted menu boards, 2 feature exposed stone fireplaces with inset coal effect gas stoves, range of freestanding wooden tables, comfy sofas, chairs and bar stools comfortably seating 30 customers plus standing room,, substantial timber fronted and topped **Bar Servery** with tiled flooring, fitted with associated back bar fittings, display shelving and optics, electronic cash register, double glass fronted bottle fridge, **Still Room Area** with tiled flooring, stainless steel sink unit, ice machine, under counter fridge, stainless steel wall shelving and glasswasher. Open plan from the bar area through into **Dining Area** a continuation of style, theme and ambience, again an attractive character room with carpeted flooring, beamed ceilings, wall mounted menu board, range of freestanding wooden tables and chairs, comfortably seating 22 customers. **Restaurant** again a continuation in style, theme and ambience, with carpeted flooring, feature fireplace (disused), wall mounted menu board, range of freestanding wooden tables and chairs, comfortably seating 26+ customers. **Bottle Store. Beer Cellar**, temperature controlled on the ground floor. **Ladies & Gents WCs. Commercial Catering Kitchen** with non-slip flooring, and part stainless steel clad and part tiled walls, being fitted with a comprehensive range of commercial catering equipment to include:- 6-burner gas range, extractor system with stainless steel canopy, Lincat grill, twin table top deep fat fryer, convection oven, 3 microwave ovens, extensive range of stainless steel worksurfaces with shelving below, twin deep bowl stainless steel sink unit, warming cabinet, serving gantry with warming lamps, saladette, 4 door commercial under counter fridge unit, commercial double upright fridge, upright glass fronted fridge, upright freezer, chest freezer, pass-through commercial dishwasher with deep bowl stainless steel sink unit and tray slide, stainless steel handbasin and door to rear. **Dry Goods Store** with stainless steel racked shelving and wall shelving.



LETTING ACCOMMODATION

The business offers **5 Well Appointed En-Suite Letting Bedrooms** each being completely self-contained and on the ground floor and located within a purpose-built detached bedroom block which is adjacent to the customer car park, at the rear of the inn. Each of the letting rooms offers remote control colour televisions, courtesy trays, fridges and hairdryers and briefly comprise:- **4 Good Sized Double Bedrooms** each with **En-Suite Bathrooms** with shower over bath and a further **Twin Bedroom** with disabled access and an **En-Suite Shower Room**.



PRIVATE ACCOMMODATION

A real feature of this business is the extensive, spacious and well-appointed owners' accommodation which provides superior family sized living accommodation on the first floor. The accommodation briefly comprises:- **Sitting Room** with dual aspect to rear and feature fireplace (disused), **Kitchen/Dining Room** a good sized room fitted with a range of modern base and wall mounted kitchen units with complementary worksurfaces. **Bedroom 1** a double room with aspect to the side, built in wardrobes and an **En-Suite Bathroom** with shower over bath. **Bedroom 2** a good-sized double room with aspect to the front (currently this room is subdivided to an **Office/Occasional Bedroom 5**).

Bedroom 3 a double room with aspect to the side. **Bedroom 4** a small double bedroom with aspect to the front. **Family Bathroom** with modern white suite and shower over bath.

EXTERNAL DETAILS

To the rear of the property is a good-sized **Private Tarmac Car Park** with marked spaces for around 20 vehicles. There are also **2 Lawned Beer Garden Areas** with picnic benches, providing al fresco seating for 42 customers. There is also the purpose-built single storey letting bedroom block.



THE BUSINESS

The Masons Arms is a traditional 16th Century character country village inn and destination public house which is presented in first class order throughout and retains many period features and tremendous charm and character. The property is presented in exceptional condition throughout having been refurbished and renovated by our clients during the last 7 years. The business occupies a prominent landmark position in the village of Williton and The Masons Arms enjoys a popular local following and boasts a strong regular trade from not only Williton but also the surrounding villages and towns, as well as an uplift from tourists visiting the area, particularly during the summer months, with several caravan sites and self-catering accommodation providers in the immediate area. The business trades year-round as a traditional pub and restaurant offering letting accommodation and the business has been awarded a 5 Star Food Hygiene rating. Almost no advertising or marketing or promotion is undertaken by our client although the business does have its own website www.themasonsarms.com and the has received numerous 5-star reviews on Google and Tripadvisor. This is a particularly attractive business with spacious and flexible owners' accommodation.

EPC

Requested and to be confirmed.



TRADING INFORMATION

Accounts for the year ending 31 January 2023 show sales of £292,703 excluding VAT with strong net profits. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The Masons Arms opens from 11am until close Monday to Saturday, and from 12pm until 5pm on Sunday. Food is served from 12pm until 2pm Monday to Sunday and from 6pm until 8.30pm Monday to Saturday.



CURRENT STAFFING

The business is run by our clients, a husband and wife team, with the assistance with 2 full-time and up to 8 part-time members of staff.

POTENTIAL

Undoubtedly, there are opportunities to develop all aspects of the business still further and for revenue growth by maximising all available income streams and building upon the impressive levels of trade which are already established. There are opportunities for advertising and marketing initiatives and particularly for advertising the letting rooms on various specific accommodation portals. The sale of The Masons Arms

represents an excellent opportunity to purchase a well established and well-regarded character thatched coaching inn in a desirable area, with impressive family sized living accommodation and strong levels of trade and profitability. An internal inspection is highly recommended to fully appreciate all that this superior business opportunity has to offer.

SERVICES

All main services are connected to the property.



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.

