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THE WEST COUNTRY SPECIALISTS

LICENSED PROPERTY



THE MASONS ARMS, KNOWSTONE, DEVON

01392 201262
www.stonesmith.co.uk

THE MASONS ARMS, KNOWSTONE, SOUTH MOLTON, DEVON, EX36 4RY

A Stunning & Renowned Destination Food Led Village Pub/Restaurant, Presented To Exceptionally High Standards

Stylish Character Bar & Restaurant Areas (48+), High Quality Commercial Catering Kitchen & Attractive Trade Gardens (20+)

A Superior Purpose Equipped Business With Spacious & Extended 4 Bedroom Owners Accommodation & Private Garden Area

Pretty Country Village Setting. Extremely Successful Business With Substantial & Consistent Trade Levels & Impressive Six Figure Profits

Freehold Guide Price: £725,000 – Reference: 4864

THE PROPERTY

The Masons Arms is an attractive and particularly impressive, thatched character village pub restaurant. With origins reputedly dating back to the 13th Century, The Masons Arms is a quintessential Grade II listed property retaining many of the original character features such as inglenook fireplaces, exposed beams and cob walls. Today the inn is presented to a high standard having been recently extended to create an impressive owners open plan Kitchen/Dining/Family Room. The business is extremely well regarded and is renowned for its ambience and abundance of character, within a purpose equipped trading environment. This high-quality destination village pub restaurant briefly comprises: - Main Bar Area (14+); Lounge (10+); Restaurant (24+); Commercial Catering Kitchen with back up facilities; Office; and extended 4 Bedroom Owners Accommodation with Sitting Room, impressive Kitchen/Dining/Family Room, Snug Room/Study and Bathroom. Externally, to the front is Off Road Parking for 7 vehicles, an open Garage/Storage Barn. To the rear is an attractive Trade Garden, mainly lawned with far reaching country views incorporating a raised patio area leading from the restaurant. This provides alfresco seating for 20+ customers. Also to the rear is an Owner's Enclosed Private Garden Area, mainly lawned with a decked seating area. The Masons Arms is undoubtedly a very special business and a highly successful and stunning food led country pub restaurant. It provides substantial and consistent levels of turnover with exceptionally strong six figure net profits, combined with impressive family sized owner's accommodation. A viewing is strongly recommended to fully appreciate all that this superior and unique business opportunity has to offer, which is offered for sale due to retirement after 19 years of ownership.

SITUATION

The Masons Arms is a stunning and renowned food led pub restaurant set in the heart of the scenic and unspoilt rural Devon village of Knowstone, close to the edge of Exmoor National Park. Benefiting from prominent brown tourist signs including on the main A361 North Devon link road, a busy arterial and tourist route which links the M5 motorway to North Devon and North Cornwall. Knowstone benefits from a quiet rural location with excellent transport links with junction 27 of the M5 and Tiverton Parkway mainline train station both within 19 miles. The Two Moors Way, a popular walking route, passes through the village and the area is renowned for farming and country pursuits. Exmoor is on the doorstep which provides an impressive, rugged backdrop, with the stunning North Devon coastline and surfing beaches providing superb recreational opportunities.

INTERNAL DETAILS

MAIN CUSTOMER ENTRANCE DOOR to the front into **ENTRANCE LOBBY** with door leading into

MAIN BAR AREA an attractive character room with slate flooring, heavily beamed ceiling, feature open inglenook fireplace with original bread oven, part wood panelled walls, feature lighting and freestanding wooden tables, upholstered chairs, pew style seating and bar stools comfortably for 14 customers, plus adequate standing room. Timber fronted and topped **RETURN BAR SERVERY** with associated back bar fittings to include display shelving, double glass fronted bottle fridge, single glass fronted bottle fridge, two coffee



machines, EPOS cash register, Belfast sink, non-slip flooring, ice machine and a glass washer. **WAITRESS STATION/SERVERY AREA** a useful space with extensive wine racking.

LOUNGE another attractive character room with exposed ceiling timbers, feature fireplace with inset wood burner and feature bread oven, carpeted flooring, further customer entrance door to the front, armchairs and sofas currently seating 10 but with potential for more and could be utilised as an additional dining space if desired.

LADIES & GENTS WC'S.

RESTAURANT an attractive triple aspect room with stunning rural outlook, feature vaulted ceiling with decorative ceiling mural and exposed ceiling timbers, feature lighting, wood flooring, door to the terrace and gardens, freestanding wooden tables and upholstered wooden chairs comfortably seating 24 with potential for more if required.

COMMERCIAL CATERING KITCHEN with non-slip flooring, part stainless steel and part tiled walls, and being fully equipped to an extremely high standard with an extensive range of commercial catering equipment to include:- extractor system with stainless steel canopy, 6 burner gas range, flat top range, double serving gantry with warming lamps, 2 three door under counter commercial fridges, table top deep fat fryer, stainless steel workbenches with shelving below, induction hob, dehydrator, ice cream maker, under counter commercial freezer, 2 door under counter commercial fridge, extensive stainless steel shelving, stainless steel hand basin, twin deep bowl stainless steel sink unit, commercial dishwasher, commercial microwave and door to the side.

BEER CELLAR temperature controlled on the ground floor with racked stainless-steel shelving.

STORE AREA/LOBBY.

OFFICE.

OWNERS ACCOMMODATION

Situated on the ground and first floors and which can either be accessed through the pub, or can be completely self-contained if desired, having a private pedestrian access to the side. The accommodation offers a flexible family sized home which has been enhanced in recent years (2017) with the addition of an impressive fully fitted kitchen/dining room/family room overlooking the garden. The accommodation briefly comprises; -

Ground Floor

KITCHEN/DINING ROOM/FAMILY ROOM a most impressive open plan room with part vaulted ceiling and views to the rear overlooking the private garden and countryside beyond, with Karndean flooring, a modern range of base and wall mounted kitchen units with quartz worktops and a range of built in appliances, a central island unit with Neff induction hob and breakfast bar seating, extraction unit, 3 electric ovens, microwave, fridge/freezer, dishwasher, and patio doors leading out to a decked seating area and a door to the side.

SITTING ROOM with painted ceiling beams, fireplace with inset wood burner.

DEN/SNUG/STUDY.

First Floor

BEDROOM ONE a generous double room with built in wardrobes, shower, wash hand basin and toilet.

BEDROOM TWO a double bedroom with wash hand basin, and a walk-in wardrobe which was previously an ensuite.

BEDROOM THREE a double bedroom with a walk-in wardrobe which was previously an ensuite.

BEDROOM FOUR a single bedroom.

FAMILY BATHROOM with a modern white suite.

FLOORPLANS

Floorplans and approximate room dimensions are available upon request.

EXTERNAL DETAILS

To the front of the property is **OFF ROAD PARKING** for up to 7 vehicles, with an open **GARAGE/STORAGE BARN** and wooden bench seating for 8 customers. There is additional parking available opposite and also nearby for patrons. There is pedestrian access to both sides of the property and a useful **STORAGE SHED** with upright fridge, chest freezer and shelving. To the rear of the property is an attractive enclosed **TRADE GARDEN** mainly laid to lawn with stunning far reaching countryside views and incorporating a feature raised **PATIO TERRACE** with lighting providing alfresco seating for 20+ customers. There is also an **OWNER'S PRIVATE GARDEN AREA** which is fully enclosed and mainly laid to lawn with country views and incorporating a **DECKED TERRACE** leading from the kitchen/dining/family room.



THE BUSINESS

The Masons Arms is a renowned and successful award-winning village pub restaurant which is equipped to an extremely high standard, whilst retaining the original charm and character. The result is a stunning destination pub restaurant with impressive family sized living accommodation, presented in excellent order throughout. Having been recently extended to enhance the living accommodation, the business provides an impressive trading environment being well equipped with quality fixtures, fittings and trade inventory. Awards and accolades include; a Michelin Star, Waitrose Good Food Guide, Gastro Pub Awards Top 50 Pubs in the Country (number 37 in 2023) and a Tripadvisor Travellers Choice Award. The Masons Arms is still at the centre of the local village community and also attracts trade from around the county as well as further afield, benefiting from tourists, holiday makers and visitors to the area. The Masons Arms benefits from its own website www.masonsarmsdevon.co.uk and having been owned by our clients for 19 years, is now offered for sale with retirement in mind. The Masons Arms has a fantastic reputation for exceptional local cuisine using the finest seasonal ingredients, and consequently enjoys impressive levels of regular repeat trade and recommendations. The sale of the Masons Arms represents an excellent opportunity to purchase an exceptionally well presented and well-regarded, award-winning destination village pub restaurant, with consistently high levels of turnover and profits, the like of which seldom comes to the market.

TRADING INFORMATION

Accounts for the year ending October 2023 show sales of £523,243 net of VAT, with a healthy gross profit of £376,613 (72%) and an extremely impressive EBITDA of £116,147. Full detailed accounting information will be made available to interested parties following a formal viewing.

CURRENT STAFFING

The business is run by our clients with the assistance of 2 full time chefs and up to 9 part time/casual members of staff, as trade levels dictate.

TRADING HOURS

The business trades just 5 days a week, Tuesday to Saturday, being closed on Sunday and Monday. In addition, the business is completely closed for around 5 weeks a year for holidays.

POTENTIAL

The business undoubtedly offers further potential for incoming operators, with opportunities to increase the trading hours and build upon the impressive levels of trade and reputation which has already been established. There are also opportunities for incoming operators to develop their own style of trade and cuisine to suit their own trading style and take advantage of the superior trading environment. There is also the potential to reconfigure the owners accommodation to provide letting bedrooms, which our clients' predecessors did, and for which demand exists.

EPC

B – 43.

SERVICES

We are advised that the property is connected to mains electric, water and drainage. LPG is used for cooking.

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.