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DUCHY HOUSE B&B, PRINCETOWN, DARTMOOR

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# Duchy House B&B, Tavistock Road, Princetown, Dartmoor, Devon, PL20 6QF

Award-Winning Bed & Breakfast With 6 High Quality Ensuite Letting Bedrooms, Presented To A High Standard Throughout

Spacious 3 Double Bedroom Family Sized Owner's Accommodation With Lounge, Dining Room, Kitchen, Family/Sunroom

Established Business With Impressive Figures And Strong Net Profits, Offered In First Class Order Throughout And Still Offering Potential

Situated In The Heart Of Dartmoor National Park With Moorland Views, Car Park For 7 Vehicles, Private Gardens With Patio Sun Terrace

**Freehold: £750,000**

**Reference: 6018**

## THE PROPERTY

Duchy House is a beautifully presented and deceptively spacious three storey property with origins dating back to 1888, occupying a prominent trading position in the heart of Princetown. The property has undergone a comprehensive programme of improvement and refurbishment by the current owners during the last four years which notably include the installation of solar panels with battery storage, double glazing, creating the ground floor letting bedroom and ensuite shower room, newly installed kitchen with appliances, renovation and decoration of every room notably the breakfast room and creating an owner's lounge and dining room. The majority of letting rooms now have Hypnos mattresses. Duchy House is an impressively furnished, award-winning bed and breakfast business which offers 6 tastefully decorated high quality ensuite letting bedrooms, a guest breakfast room, modern fitted kitchen with built in appliances, and spacious and well-appointed family sized 3 double bedroom owner's accommodation. This boasts a lounge, dining room, family/sunroom, bathroom, shower room, loft room and WC. The public areas and letting rooms have attractive stripped pine doors. Externally the property offers a car park with space for 7 vehicles, an attractive private rear garden with a large southwest facing patio terrace, a lawned garden area, timber built shed and a log store. The rooms to the front of the property benefit from moorland views. An internal inspection is essential to appreciate all that this impressive and profitable home and income has to offer.

## SITUATION

Duchy House is located in the centre of Dartmoor National Park and is therefore ideally situated for those looking for a versatile family home and income whilst enjoying an idyllic lifestyle, amidst the 368 square miles of open wilderness. Duchy House offers a unique combination of high-quality letting accommodation combined with impressive owner's accommodation, in a village centre position. Princetown is the highest settlement on Dartmoor with shopping facilities, cafes, two pubs, a library, a doctor's surgery and a primary school, which is the hub of the local community. There is also Dartmoor Brewery, and the National Park Visitor Centre is also located in Princetown in the old Duchy Hotel which is where Sir Arthur Conan Doyle wrote The Hound of the Baskervilles, inspired by the surrounding landscape. Duchy House is situated approximately 7 miles from Tavistock, 9 miles from Widecombe in the Moor and 11 miles from Ashburton and the A38 Devon Expressway main road and 15 miles from the historic port city of Plymouth. Several National Trust properties are nearby including Saltram House, Buckland Abbey, Cotehele House and Lydford Gorge, along with many other famous historic landmarks and attractions. This includes many stone and bronze age settlements with numerous sites being evident to this day. Being surrounded by picturesque moorland scenery and wildlife, Duchy House is an ideal base to explore the moors and the surrounding area. Consequently, there is ample opportunity to take advantage of the wide range of outdoor country and equestrian pursuits, available immediately on the doorstep.



## INTERNAL DETAILS

**ENTRANCE DOOR** to the front into **ENTRANCE VESTIBULE** with original Victorian tiled flooring, part wood panelled walls and door into;

**RECEPTION HALL** with carpeted flooring, ceiling cornice, framed Dartmoor maps, storage area and stairs to the upper floors.

**BREAKFAST ROOM** an attractive room with varnished wood flooring, aspect to the front with far reaching moorland views, part exposed stone walls, feature lighting, feature fireplace with inset wood burner, upholstered window seat, range of freestanding wooden tables and upholstered wooden chairs comfortably seating up to 14 guests.

**KITCHEN** completely refitted to an extremely high standard in 2024 with a comprehensive range of quality modern grey shaker style wall and base kitchen units with extensive cupboard and drawer space, complementary quartz worktops with 1.5 bowl composite sink, large central island unit with further storage, breakfast bar area, inset 6 burner gas hob and a stainless-steel extractor unit over. Built in appliances including double oven and microwave, dishwasher and a boiling water tap. Wood effect flooring, feature lighting and door to the rear garden.

**LAUNDRY ROOM** on the first floor with storage cupboards, worktop with inset Belfast sink and a rotary iron.

## LETTING ACCOMMODATION

The business offers 6 individually designed, high quality ensuite letting bedrooms, most with Hypnos mattresses. The bedrooms are tastefully furnished to a high standard and offer Nespresso coffee machines, hospitality trays, digital smart tv's, ultra-fast Wi-Fi, and hairdryers. The impressive rooms briefly comprise: -

**BELLEVER TOR** a superior super king double/twin room with zip and link beds, on the ground floor with a rear aspect and an **Ensuite Shower Room**.

**KINGS TOR** a superior super king double/twin room with zip and link beds, on the first floor with a rear aspect and an **Ensuite Shower Room**.

**FOX TOR** a superior super king double/twin room with zip and link beds, on the first floor with a rear aspect and an **Ensuite Shower Room**.

**HAYTOR** a superior triple room with a super king double/twin zip and link beds and a single bed, on the first floor with moorland views to the front and an **Ensuite Shower Room**.

**SHARPITOR** a classic double room with a standard double bed, on the first floor with moorland views to the front and an **Ensuite Shower Room**.

**VIXON TOR** a classic double room with a standard double bed, on the first floor with moorland views to the front and an **Ensuite Shower Room**.

## OWNER'S ACCOMMODATION

A real feature of this business is the spacious and well-appointed family sized 3-bedroom owner's accommodation which briefly comprises: -

**LOUNGE** an attractive room on the ground floor with feature ceiling rose and cornice, moorland views to the front, feature fireplace with inset wood burner, archway into;

**DINING ROOM** on the ground floor with moorland views to the front and access to the kitchen.

**FAMILY/SUNROOM** on the ground floor with wood effect flooring, door to the rear garden, **Plant Room** with oil boiler and solar battery storage and a **WC**.

**BEDROOM 1** a good-sized double room on the second floor with moorland views to the front and built in wardrobes.

**FAMILY SHOWER ROOM** on the second floor.

**BEDROOM 2** a good-sized double bedroom on the second floor with dual aspect to the front and rear and moorland views.

**BEDROOM 3** a double room on the second floor with aspect to the rear.

**FAMILY BATHROOM** with a shower over the bath on the second floor.

**STORAGE AREA/WALK IN WARDROBE** on the second floor.

**LOFT STORAGE ROOM** on the second floor with potential to create another bedroom, subject to the necessary consents.

The owner's bedrooms occupy the entire second floor of the property and are completely private from the guest accommodation and ideal for a family.

## EXTERNAL DETAILS

To the front of the property is a **PATIO TERRACE** with prominent signage. A private gravelled **DRIVEWAY** to the side of the leads to a rear **CAR PARK AREA** with ample space for 7 vehicles. Directly to the rear of the property is an enclosed owner's garden area incorporating a large and attractive **PATIO TERRACE** which is southwest facing with steps leading to a **LAWNED GARDEN** area with beech hedging. There is also a **STORAGE SHED** and a **LOG STORE**.



## THE BUSINESS

Duchy House is an award-winning and successful bed and breakfast which has been the subject of significant renovation and improvement works in the last four years. This has undoubtedly transformed the business, which is now presented to a high standard throughout. The business was awarded silver in the B&B and Guest House of the year category at the 2024-25 Devon Tourism Awards, and benefits from a Tripadvisor Travellers' Choice Award, a rating of 9.4 out of 10 on booking.com, 4.9 out of 5 on Google Reviews, and a 5-star food hygiene rating. Approximately 95% of the trade is tourists/visitors (many from abroad) and 56% of guests book directly with Duchy House. The business benefits from good levels of repeat trade and has regular bookings from specialist tour operators and their guests. The business has its own website [www.duchyhouse.co.uk](http://www.duchyhouse.co.uk) with guests able to book online directly. Despite its highly regarded reputation the business is tailored to fit around our clients' lifestyles with the business trading on a bed and breakfast only basis, with check in between 4pm and 8pm. They do not accept dogs or children under the age of 12. Our clients take regular time off, and close for 6-7 weeks a year for holidays. The business is a true turnkey opportunity and if needed our clients are happy to provide new owners with handover training. Duchy House benefits from substantial levels of forward bookings and is profitable and lucrative business opportunity.

## STAFF

Duchy House is run by our clients, a husband-and-wife partnership, with no staff being employed.

## TRADING INFORMATION

Accounts for the year ending 31 March 2024 show a healthy turnover in excess of the VAT threshold with strong net profits being achieved. Further accounting information can be made available following a formal viewing.

## POTENTIAL

Our clients advise that there are numerous opportunities to increase trade should new owners to do so, including; reducing the holiday/closure periods including Christmas and New Year (currently closed), allowing children and dogs, offering picnics, cream teas, evening meals and packed lunches. There are also

opportunities, subject to the necessary consents and dependant on requirements, to reconfiguring the owner's accommodation to create more letting rooms, and to create another room on the second floor in the loft room.

## TENURE

Freehold.

## BUSINESS RATES & COUNCIL TAX

We are advised that the business rates are currently exempt as the business benefits from 100% Small Business Rates Relief. Council Tax band A.

## EPC

Rating C – 72.

## SERVICES

We are informed that mains electricity, water and drainage are connected. There is an oil central heating and hot water system, and LPG is used for the kitchen hob.

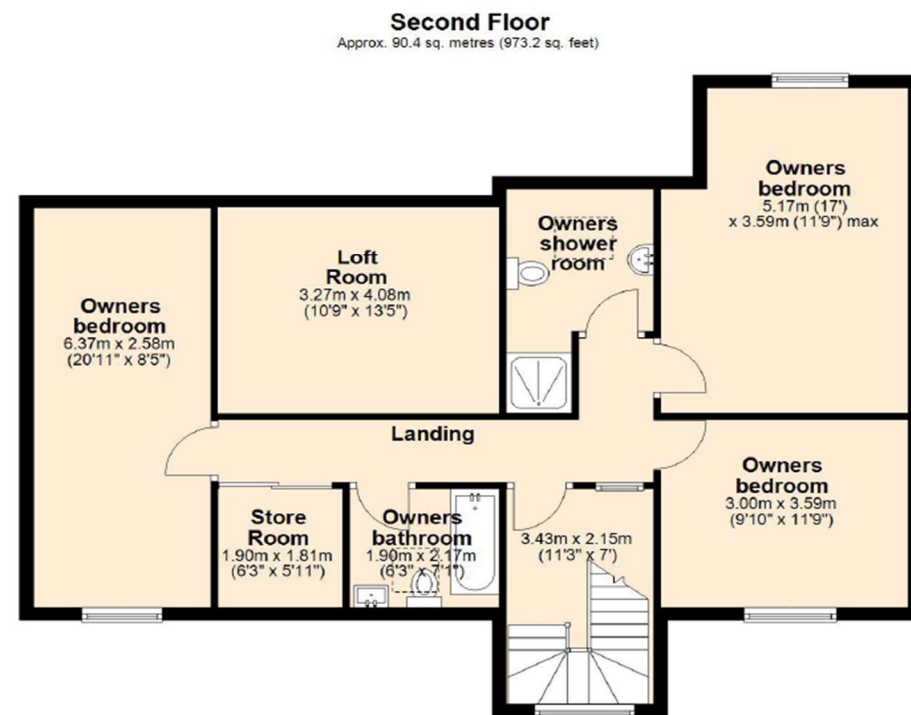
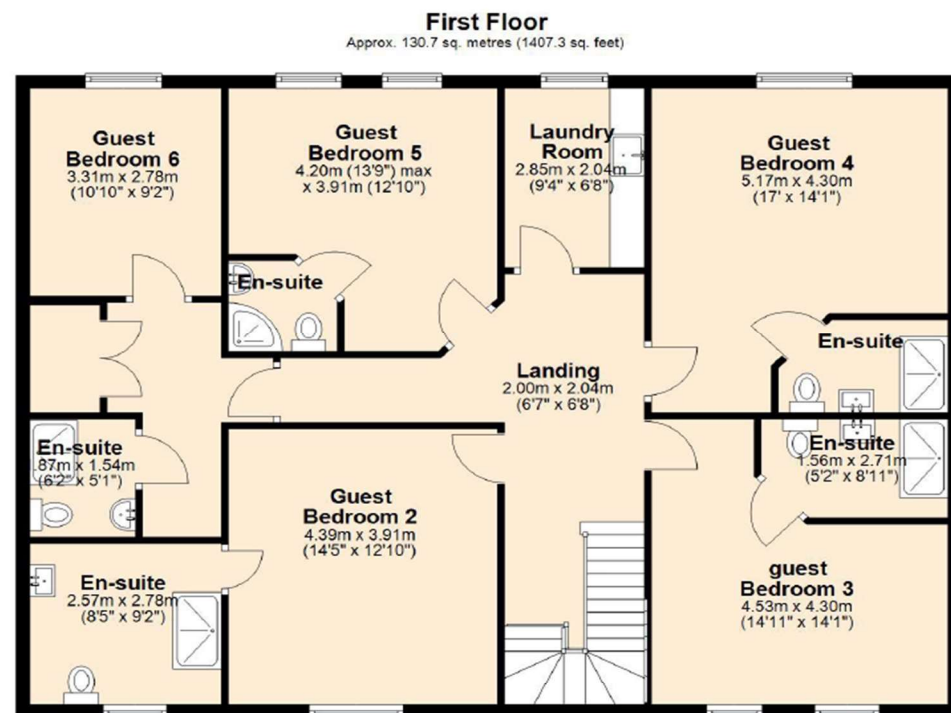
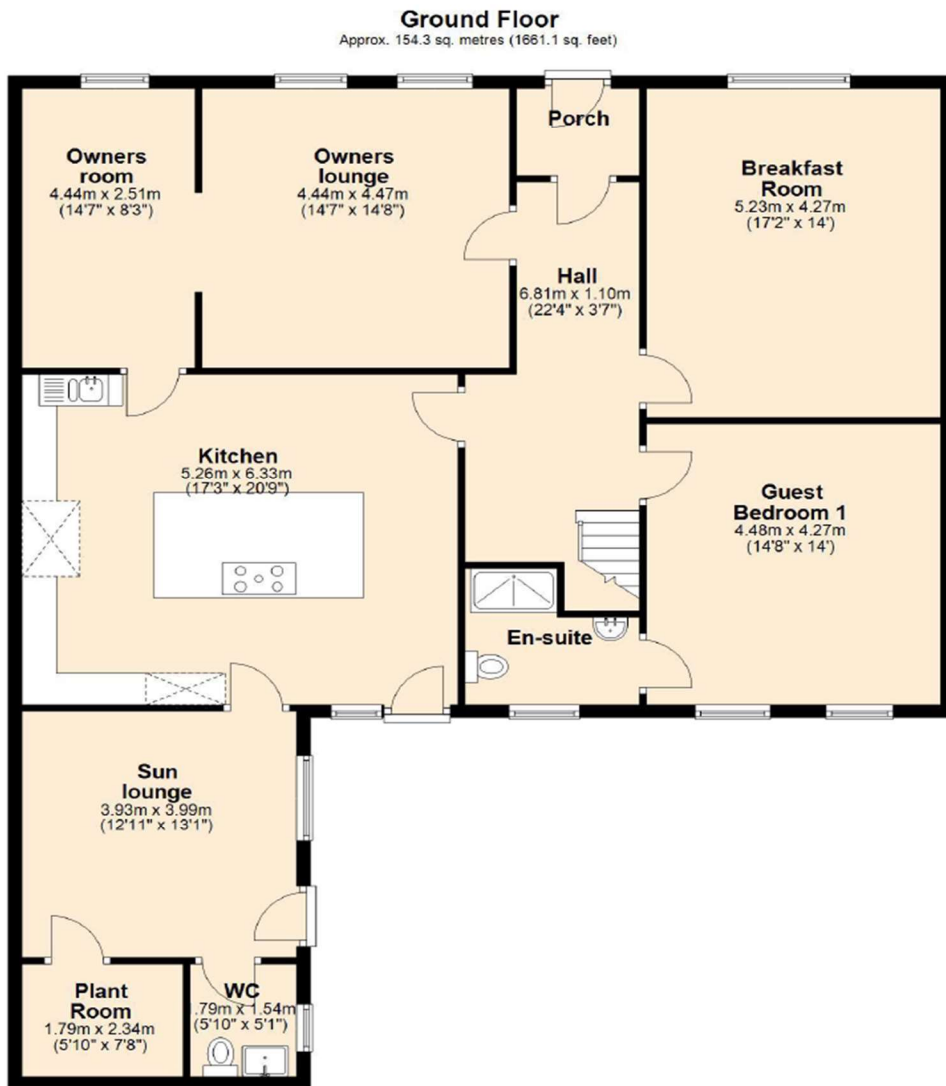
## INVENTORY

To include all trade furnishings and equipment in accordance with an inventory to be supplied but excluding any owners' personal effects.

## VIEWING ARRANGEMENTS

Viewing is highly recommended and can be arranged by prior appointment with the selling agents, Stonessmith. Tel: 01392 201262.





Total area: approx. 375.5 sq. metres (4041.7 sq. feet)



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.