



An immaculately presented substantial character detached guest house. Extensive refurbishment and renovation to exceptionally high standards throughout. Currently arranged as 5 High Quality Individual Ensuite Letting Bedrooms, Spacious 2 Bedroom Owner's Accommodation, Impressive Guest Breakfast/Dining Room, Fully Equipped Commercial Catering Kitchen, Reception Office, Private Car Park, Attractive Gardens incorporating Lawns and Patio Areas, Substantial Garage and Workshop/Store. Trading on a Bed & Breakfast only basis and offering tremendous potential for new owners to develop trade levels still further or continue as a most profitable lifestyle business. Viewing Highly Recommended.

**TINHAY MILL GUEST HOUSE
TINHAY, LIFTON, DEVON, PL16 0AJ
FREEHOLD: £595,000 REF: 6021**

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THE PROPERTY

Tinham Mill Guest House is a substantial and impressive character detached property, with origins reputedly dating back around 500 years (not listed). This immaculately presented and maintained property has been the subject of considerable renovation and refurbishment, leaving almost no stone unturned. Consequently, the property is presented and furnished to an exceptionally high standard throughout. Tinham Mill Guest House offers a superior operating environment and is a most lucrative lifestyle Bed & Breakfast business and family home. This high-quality opportunity briefly comprises:- 5 well-appointed Ensuite Letting Bedrooms, Reception Office, Residents Breakfast/Dining Room with a guests Seating Area, fully equipped Commercial Catering Kitchen and spacious and extremely well presented Self-Contained Owners 2 Bedroom Accommodation with Sitting Room, Dining Room, Family Bathroom and Separate WC. Externally, the property benefits from a road frontage and prominent signage for passing trade, a Gated Private Car Park Area for 7+ vehicles, substantial Garage and Workshop/Storeroom, Guest Patio Area, Front Garden Area, Owner's Private Rear Lawned Garden Area with Decked Seating Area and useful Storage Sheds.



SITUATION

Tinham Mill Guest House occupies a prominent and visible trading position in the centre of Tinham on the outskirts of the popular village of Lifton. The village is very well served with a variety of amenities. The dairy company 'Ambrosia' has been based locally since 1917, and commercial trade is derived from them, along with other notable businesses in the area. Conveniently positioned within a mile of the A30 main road linking Devon and Cornwall, and allowing excellent access to numerous tourist attractions including Dartmoor National Park, The Eden Project and both the North and South Devon and Cornwall coastlines. Nearby towns include Tavistock, 10 miles; Okehampton, 16 miles; Plymouth, 22 miles and Exeter, 35 miles. The village is often referred to as the gateway to Cornwall and is therefore an ideal centre for exploring the wider South West.



INTERNAL DETAILS

Main guest entrance door to the front of the property into **Entrance Vestibule** with door into **Reception Hall** an attractive entrance area with beamed ceilings, tiled flooring and reception counter area. **Reception Office** with part tiled and part carpeted flooring, feature stone fireplace (disused), and ceiling beams. **Breakfast/Dining Room** a particularly attractive impressive and character room with carpeted flooring, heavily beamed ceilings, attractive feature fireplace with bread oven and inset wood burning stove, wall lighting, exposed stone pillar, range of free standing wooden tables and upholstered wooden chairs comfortably seating 9 guests and additional **Guests Seating Area**. **Commercial Catering Kitchen** with fully tiled walls and Altro flooring, a generously proportioned kitchen superbly fitted and equipped to a high standard with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over, five burner range with gas hobs and electric ovens, extensive range of stainless steel work benches with shelving below, grill, warming cabinet, commercial microwave oven, extensive range of stainless steel wall shelving, upright fridge freezer, twin deep bowl stainless steel sink unit, commercial dishwasher, single deep bowl stainless steel sink unit, stainless steel hand basin, stainless steel racked shelving and door to rear. **Laundry/Utility Room** with door to side and boiler cupboard.



LETTING ACCOMMODATION

The property offers 5 individually designed character bedrooms each with ensuite shower rooms. Each of the attractive and spacious letting rooms are extremely well presented and offer quality toiletries, flat screen televisions, Wi-Fi, hairdryer and a hospitality tray. The attractive and well-proportioned bedrooms briefly comprise:- **Lyd** a king-size double bedroom on the ground floor with dual aspect to the side and rear and an **Ensuite Shower Room**. **Wolf** a king-size double bedroom on the first floor with dual aspect to the side and rear and an **Ensuite Shower Room**. **Tamar** a king-size double bedroom on the first floor with aspect to the side and an **Ensuite Shower Room**. **House Keepers Storeroom** and **Linen Store**. **Thrushel** a good-sized single bedroom on the first floor with aspect to the front and an **Ensuite Shower Room**. **Tavy** a super-king double or twin, zip and link bed, on the first floor with aspect to the rear and an **Ensuite Shower Room**.



OWNER'S ACCOMMODATION

The owner's benefit from their own separate living accommodation being completely self-contained from the guest bedrooms and guest areas. Arranged on the ground and first floor, the spacious and well-appointed and superior owner's accommodation briefly comprises:- **Sitting Room** an impressive and attractive character room with carpeted flooring, beamed ceilings, feature fireplace with inset bread oven and electric living flame effect fire and an aspect to the rear. **Dining Room** with carpeted flooring. **Cloakroom**. **Master Bedroom** a generously proportioned owners master suite with dual aspect to the side and rear, patio doors giving access to a **Balcony Area** overlooking the garden, large walk-in wardrobes and access to the loft space. **Bathroom** with modern white bathroom suite and a separate shower cubicle. **Bedroom 2** a single room on the ground floor with double doors leading to the **Patio Area**.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.



EXTERNAL DETAILS

To the front of the property benefits from prominent signage and a pedestrian gate leading to an enclosed garden and owner's **Private Nature Garden Area**. Separate gated vehicular access leads to a **Private Tarmac Parking Area** with marked spaces and parking for 7+ vehicles. Substantial **Garage** with adjoining **Workshop/Store Area** containing an upright commercial fridge. **Guest Paved Patio Seating Area**. To the rear of the property is a fully enclosed **Private Owner's Garden Area** mainly laid to lawn with shrub and tree borders, **Decked Seating Area** and two wooden **Storage Sheds**.



THE BUSINESS

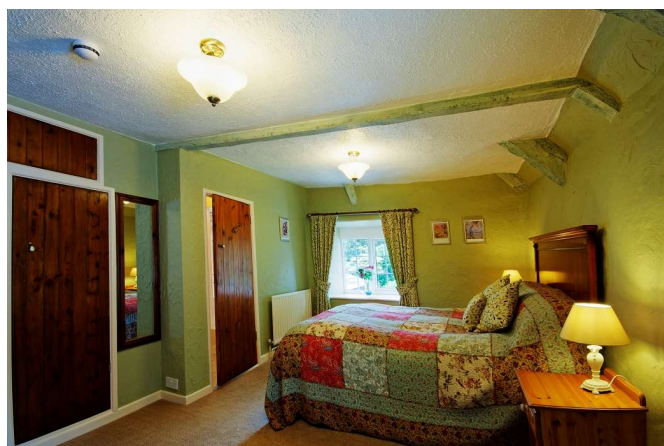
Tinhay Mill Guest House is presented in excellent order throughout and trades as a successful Bed & Breakfast business, with spacious 2-bedroom owner's accommodation. The property has been immaculately maintained and refurbished by our clients over the past 11 years, with almost no stone being left unturned. The high standards inherent throughout all aspects of the business and property, ensure excellent levels of regular and repeat business, together with word-of-mouth recommendations. The business boasts numerous impressive reviews on Tripadvisor (4.9 out of 5), a 5 star rating on Google and also benefits from an impressive score of 9.4 out of 10 on Booking.com. The business has its own website www.tinhaymill.co.uk which provides

some background information, although our clients advise this needs updating and the direct booking facility is no longer active. The business trades on a Bed & Breakfast only basis and is run by our clients, a husband-and-wife partnership, with no staff employed and Tinhay Mill is offered for sale as a 'turnkey' Bed & Breakfast business.



TRADING INFORMATION

Our clients have chosen to operate as a lifestyle bed and breakfast only business and have purposefully kept trade levels below the VAT threshold. Consequently, they close for at least four full weeks every year, as well as for numerous days sporadically throughout the year in order to take breaks/holidays and to fit in with their family lifestyle. Accounts can be provided to interested parties following a formal viewing appointment.



POTENTIAL

Our clients advise that there is tremendous potential for incoming purchasers to increase the current levels of trade and to develop all aspects of the business still further. Undoubtedly, there is potential for additional year-round opening and for advertising and marketing initiatives. We believe that Tinhay Mill Guest House represents an excellent opportunity to purchase an extremely well-appointed business with potential for new owners to operate on a profitable lifestyle basis below the VAT threshold, or to maximise all available income streams and create a most profitable multi-

faceted business. This includes the potential to offer evening meals or to develop a restaurant with rooms or a tea garden, if so desired. An internal viewing is essential in order to fully appreciate all that this most impressive business and property has to offer.

EPC

Requested and to be confirmed.



BUSINESS RATES & COUNCIL TAX

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

SERVICES

Mains electricity, mains water, and main drainage. LPG is used for heating, hot water and cooking.

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.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property, we recommend you contact us for a list of approved brokers.

