

FOX & HOUNDS COUNTRY HOTEL

 EGGESFORD, DEVON,
EX18 7JZ

Freehold Guide Price: £1,450,000





KEY HIGHLIGHTS

- 22 well presented ensuite guest bedrooms
- Luxury two-bedroom self-catering treehouse
- Private fishing beat
- Popular restaurant & bar
- Set in circa six acres of grounds
- Established wedding & events business
- Stunning countryside setting
- Option to create more letting bedrooms
- Profitable business
- Winner of numerous awards

DESCRIPTION

The Fox & Hounds is a beautiful country hotel with parts dating back to the 1800s. The business is well established and attracts a wide variety of clientele. Since taking over the business our clients have invested in the property to upgrade the facilities and have recently added two new rooms, including the premium Heywood Suite. In addition, our clients have focused on building the business and have now seen sales figures hit record levels. The business has also just been awarded a TripAdvisor Travellers Choice Award, putting the hotel in the top 10% of TripAdvisor listing globally based on customer reviews.

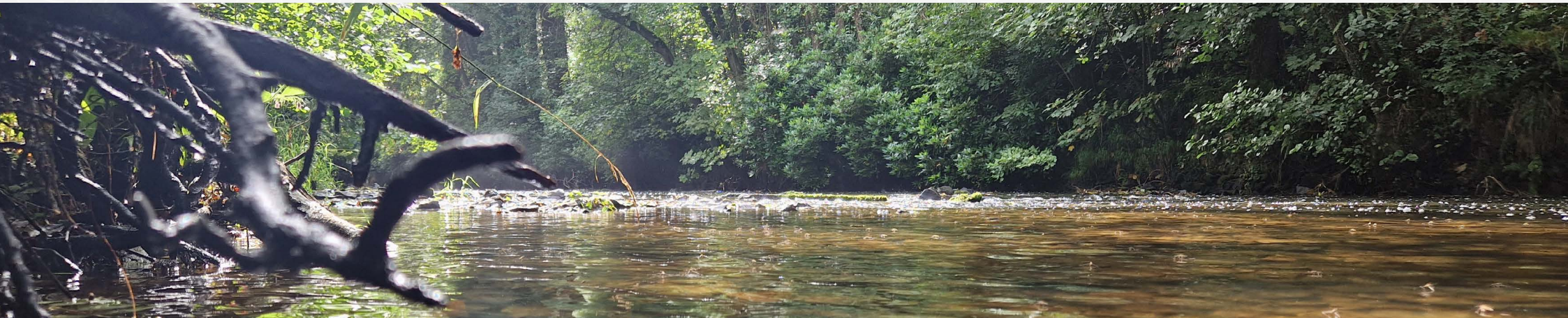
The hotel has a diverse selection of bedrooms which can cater for a wide range of guests, including a number of dog friendly bedrooms. Although two bedrooms have recently been added to the letting inventory there is still scope to grow this number further; our clients have started work on converting the disused first floor chapel into two further letting bedrooms. Due to their decision to sell the business this project has been put on hold; however, it would be relatively straightforward for a new owner to finish this project and quickly benefit from the income these rooms would create. The three-level Luxury Treehouse has a wrap around deck, sleeps 2 adults and 2 children and features a fully equipped kitchen, log burner and brass bath.

The popular Heywood Restaurant & Bar is open daily from 8am to 11pm serving both hotel residents and the public. The restaurant is well-known for its high-quality food and serves breakfast, lunch, afternoon and cream teas, dinner, and a Sunday carvery.

The hotel has been hosting weddings for over 25 years and has developed a good reputation in this regard. The hotel specialises in garden wedding ceremonies, offering plentiful covered areas to allow for ceremonies in all weathers. Receptions are held in the terrace function room, which can accommodate more than 100 seated guests. The hotel also uniquely offers more intimate Treehouse Weddings for intimate parties of up to 10 people including the bride and groom.

For more than 100 years the hotel has been a destination for anglers who are attracted to the area for its Wild Brown Trout, Sea Trout and Salmon. The hotel owns a $\frac{3}{4}$ mile beat which runs along the boundary of the property and has access to approximately a further six miles of fishing along the River Taw and River Torridge. The hotel has access to two local independent guides who can help guests get the most out of their fishing.

Overall, the business is very successful, and the changes and improvements made by our client has placed the business in good stead to be handed over to a new custodian.





LOCATION

 EGGESFORD, DEVON,
EX18 7JZ

The hotel is situated in the heart of the stunning Devon countryside midway between Dartmoor and Exmoor, set on the banks of the River Taw amongst the scenic Mid Devon landscape. The hotel is the perfect location to explore the beautiful Devon countryside, nearby attractions and a wide range of activities. Eggesford is the final point on the famous 180 mile Tarka Trail, a figure of eight walking and cycling route through unspoilt countryside, making it a popular destination with visitors exploring the area.

Eggesford Train Station is just a short walk from the hotel, which offers frequent services to both Exeter and Barnstaple.

THE PROPERTY

The present owners have carried out many renovations and improvements in recent years and as a result the hotel is presented in good order throughout.

FACILITIES OVERVIEW

HOTEL ACCOMMODATION

Bedrooms	Superior / Suite	6
	Double / Twin	13
	Self-Catering Suite with kitchenette	1
	Single	2
	Total	22

Treehouse Sleeps 2 adults/2 children





HOTEL FACILITIES

Heywood Restaurant & Bar	60 covers
General	Licensed for civil weddings
Function Room	Seating over 100 on round tables

ANCILLARY

- Commercial kitchen
- Cellar
- Stores
- Walk in freezer & cold room
- Ladies and gents WCs
- Offices



HOTEL FACILITIES**EXTERNAL**

Gardens	Enclosed gardens to the rear with summer house licenced for outdoor weddings.
Grounds	Approximately six acres of grounds, split into two areas. Mainly laid to grass with a lake.
Fishing Beat	¾ mile fishing beat adjoining the hotel grounds, between Eggesford Bridge and Heywood Bridge.
Car parking spaces	60+
Site area	Approximately 5.9 acres.
Storage	Shed and storage container



TRADING PERFORMANCE

31 JANUARY YEAR END	2023	2022 (COVID)	2021 (COVID)	2020	2019
Total Revenue	£977,127	£775,569	£590,708	£886,741	£929,933

OTHER INFORMATION

TENURE

The Fox & Hounds is held on a freehold basis.

STAFF

The business includes a full complement of staff including a head chef and operations manager. The staff are overseen by a hands on owner operator.

BUSINESS RATES

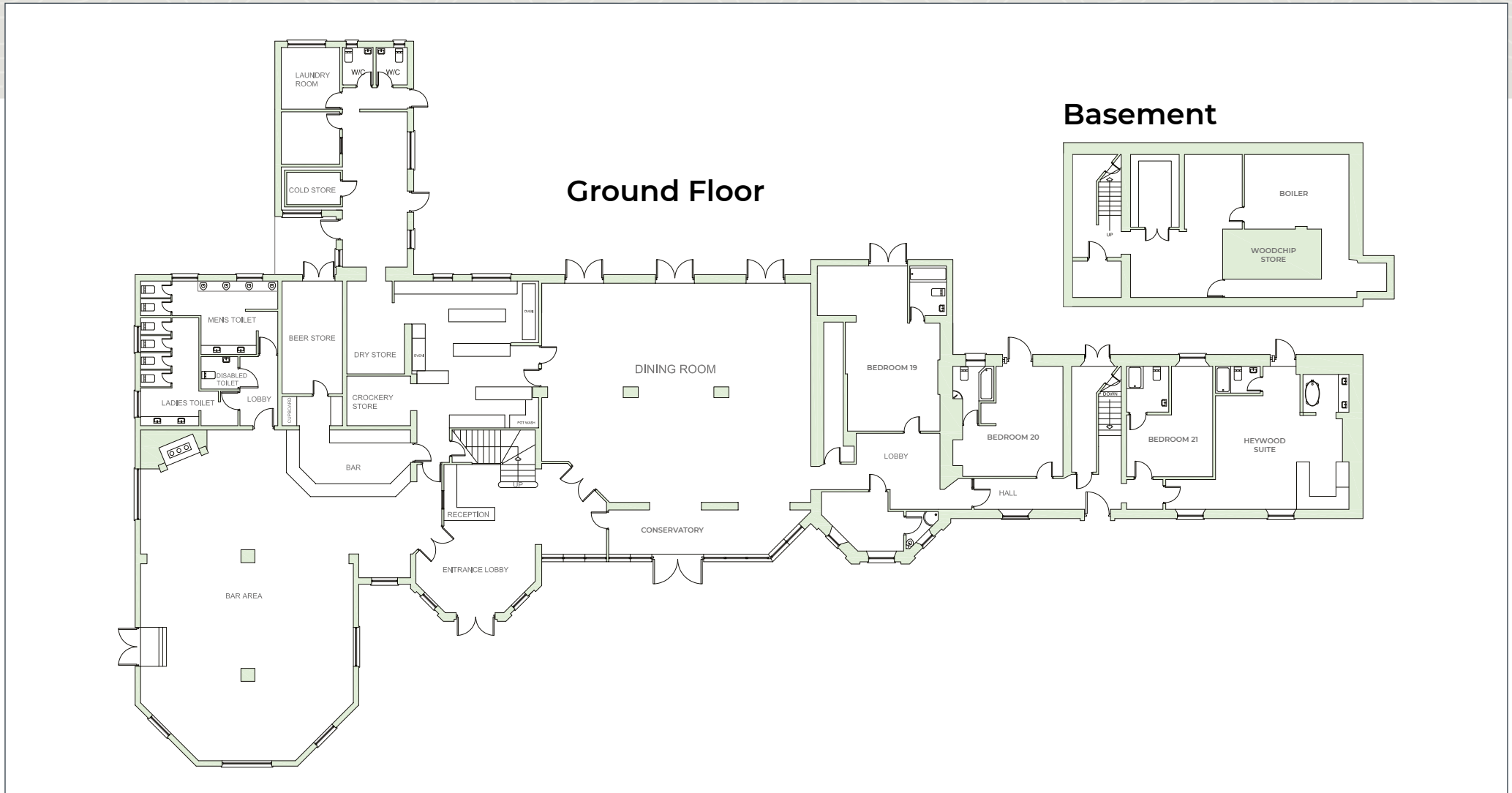
Rateable value with effect from April 2023 £37,500. Please note this is not what you pay in business rates. The local council uses the rateable value to calculate the business rates bill.

FIXTURES AND FITTINGS

Trade fixtures and fittings are included in the sale.

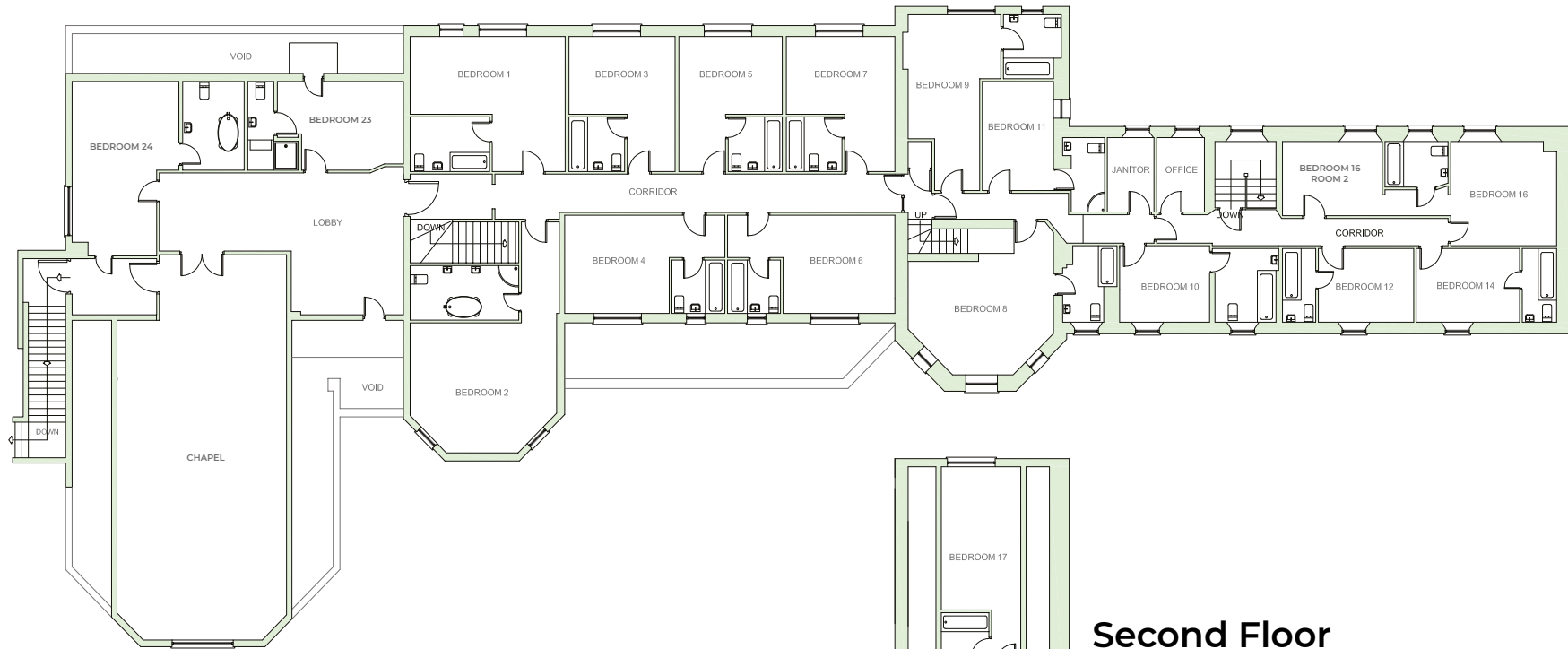


FLOOR PLAN | GROUND FLOOR AND BASEMENT

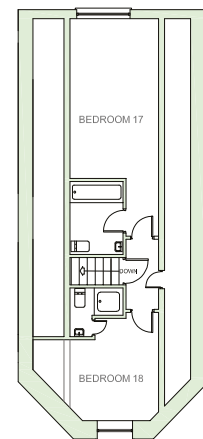


FLOOR PLAN | FIRST AND SECOND FLOORS

First Floor



Second Floor



CONTACT

No direct approach may be made to the business, as staff are not aware of the sale. For an appointment to view, or for further information, please contact:



STEPHEN CHAMPION

Director - Hotels

M: +44 (0) 7736 619 536

E: stephen.champion@christie.com

CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent, January 2024.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

