



The Lymington Arms

Ref: 3451523

Lama Cross, Wembworthy, Devon, EX18 7SA

Freehold: OIRO £450,000

Substantial period building

Attractive rural location

Substantial ground floor trading area (75)

Function room with bar

Opportunity to further grow food trade

Scope to develop letting offer with investment. EPC C.



Description

This attractive and characterful country inn is set over two storeys with a new slate pitched roof. To the left-hand side there is a stone built cellar which links to the rear of the bar.

The current owners have conducted extensive works to the pub over the last two years, including a new roof, external repairs and decorations and the renewal of the mains gas boiler.

The spacious but cosy bar and lounge area with 35 covers is found on the ground floor and is served by a single stone fronted bar. The beer cellar sits directly behind this bar which assists good cellar management.

A function room with bar is situated to the rear of the ground floor, which offers a flexible space for parties, meetings or additional dining and can comfortably cater for 40 covers.

The large well-equipped commercial kitchen is also on the ground floor, and includes a separate preparation area and a walk-in cold room. Most of the equipment including the fridge, freezer, 6 burner gas oven, gas chargrill and overhead extraction fan has been replaced recently and is all owned by the business.

The owners have recently refurbished their light and airy private ground floor kitchen/living room which has expansive views over their own secluded garden and the fields and woodlands beyond.

On the second floor there are 4 double bedrooms (one en-suite) and two shower rooms.

There are two flexible external seating areas to the front and side of the pub and a car park for circa 30 vehicles.



Location

The Lymington Arms has a prominent roadside position at Lama Cross, on the edge of the village of Wembworthy, in mid Devon.

The pub lies in some of Devon's prettiest countryside and the abundant green fields, rolling hills and woodlands are highly popular with holiday makers and outdoor pursuits enthusiasts.

The planned construction of new homes in the area should see the the local population steadily grow.

There are many local attractions in the area including the Tarka Line, walking and cycling trails as well as venues for fishing.

Whilst occupying a picturesque rural location, the pub is within easy reach of both the north and south Devon coasts, Dartmoor and Exmoor and Tiverton and Exeter with links to the A30 and M5.

The local train station is 2 miles away at Eggesford on the Tarka line which links with Barnstaple and Exeter allowing easy access to London by train.



Internal Details

Ground Floor:

- Wait staff station
- Ladies & Gents WCs
- Commercial kitchen and food preparation room
- Single bar servery with beer cellar behind
- Function room/restaurant (seating 40)
- Bar and lounge (seating 35)
- Private owners' kitchen / living area

First Floor:

- 4 double bedrooms
- En-suite bathroom
- 2 shower rooms



The Opportunity

This is a fantastic opportunity to further develop this food led business set in delightful surroundings by developing an all day offer and extending the current opening hours.

There is scope to develop a letting room offer (subject to relevant permissions) by reconfiguring the second floor, building on the land to the left of the car park, or converting the function room to letting rooms. Plans have been drawn up for this previously, subject to approval.

This pub would suit either an experienced operator looking to take on a long established and successful business, or an operator looking to put their own stamp on a place.

Fixtures & Fittings

We are advised by our clients that all trade fixture and fittings are included in the sale.

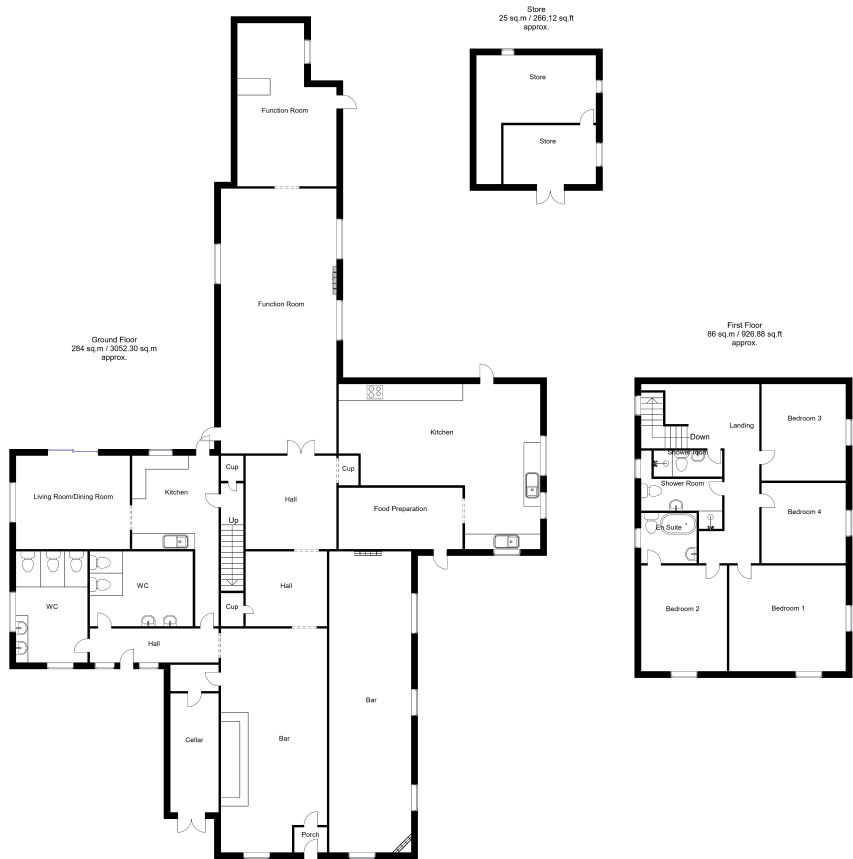
Trading Hours

The pub is open throughout the week, serving lunchtime and evening meals and beverages.

External Details

- Customer car park (30)
- Storage building
- Patio areas to the front and side with customer seating
- Private owners' garden with spectacular views
- Customer seating areas to the front and side





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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