



The Lymington Arms

- Substantial period building
- Attractive rural location
- Extensive ground floor trading area (75)
- Function room with bar
- Opportunity to further grow food trade
- Scope to develop letting offer with investment. EPC C.

Lama Cross, Wembworthy, Devon, EX18 7SA

Freehold: £425,000

Ref: 3451523

KEY HIGHLIGHTS

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- Attractive rural location
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DESCRIPTION

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

Over the last three years the roof has been replaced with new, the mains gas boiler replaced and the external envelope has been repaired and decorated.

The spacious and cosy bar and lounge area has with 35 covers 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 has up to 40 covers, and offers a flexible space for events and meetings.

The large well-equipped commercial kitchen 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.

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

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

FIXTURES & FITTINGS

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



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.



TRADING HOURS

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





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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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