



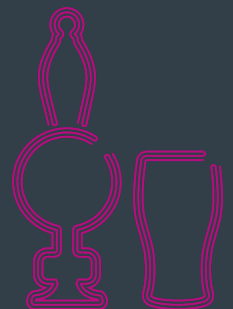
Old Smithy Inn

Ref: 3451531

Welcombe, Bideford, EX39 6HG

Freehold: £795,000

- Beautiful Thatched Property
- Rural Location Near Coast
- Three Income Streams
- Characterful Bar & Dining Areas
- Stunning garden for 100+
- Letting Accommodation



Description

This desirable freehold inn and restaurant with letting accommodation is over 300 years. It is a hub for the local community and is well known for the quality of its food offer throughout the year.

The Old Smithy Inn is a Grade II listed detached property with lovely trade gardens, ample car parking and two outbuildings, one housing the three letting rooms and the other accommodation for staff.

This two storey property with a thatched roof, overlooks the landscaped trade garden and is popular with both the many visitors to the area and the local population.

The three letting rooms, situated in the grounds of the property, all have their own separate entrances.



Fixtures & Fittings

All trade fixtures and fittings are included in the sale and an inventory will be provided once an offer is accepted.

Ground Floor

The main entrance leads into the lovely lounge bar and dining area with seating for approximately 50 customers. The main bar is opposite the entrance.

This characterful area has a wooden floor and exposed beams and the inglenook fireplace, with working stone surround and working wood burning fire, provides an attractive focus to this space.

There is a secluded dining area ideal for private dining or celebrations which seats circa 10 people and adjacent to this is the well appointed catering kitchen.

Ladies and gentlemen's WC's.

The ground floor cellar is located to the rear of the property.

Location

The Old Smithy is situated in the beautiful Devon village of Welcombe, only a mile from the coastline, on the North Devon/Cornwall border.

The area is very popular with holiday makers and there are a lot of holiday homes, holiday lets and campsites in the vicinity.

Welcombe is easily reached from the A39 Atlantic Coast Road and is near to the popular Welcombe Mouth Beach, which is on the South West Coast path and under 1.5 miles from the Old Smithy Inn.

To the north lies the historic port town port of Bideford and travelling south takes you along the rugged North Cornwall coastline towards Tintagel, Port Isaac and Padstow.

Letting Accommodation

The property includes three letting rooms that are located within the grounds, each with an en-suite and their own entrance.

External Details

Attractive trade garden set over different levels with seating for over 100 customers.

Customer car park.



The Opportunity

This is a wonderful opportunity to acquire a freehold inn and restaurant with letting accommodation situated in a highly beautiful and desirable location and popular tourist destination. There is an opportunity to further grow all three income streams, especially the restaurant business and the occupancy rate of the letting accommodation.

Other Floors

Located on the first floor is a restaurant/function room with seating for circa 40 customers.



Owner's Accommodation

The private quarters are situated to the back of the main building and comprise:

- Open plan living, dining and kitchen area.
- Two double bedrooms
- Main double bedroom with en-suite
- Main Bathroom
- Storage room/office
- Private outside space





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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