



Molesworth Arms

Ref: 3451545

Pyworthy, Holsworthy, EX22 6SU

Freehold: £590,000

- Open plan restaurant/bar w/flagstone floors
- Extensive owners accommodation w/private deck
- Self-contained 1 bed garden apartment w/patio
- 2 double letting rooms w/ensuite shower rooms
- Consent to build new 1 bed detached house
- Landscaped courtyard garden w/pizza oven. EPC D



Description

Dating from the 19th Century, this attractive building, which measures circa 4,000 sq. ft., has an open plan ground floor trading area with bar and characterful features such as original flagstone flooring and an open fire.

The beer cellar is conveniently located behind the bar counter and the well equipped catering kitchen is also found on the ground floor.

There are two en-suite letting rooms on the first floor and a self contained 1 bedroom apartment with private patio sits at the rear of the pub.

Planning permission has been granted to replace the outbuilding into a one bedroom house.

The private accommodation is on the first and second floors and offers comfortable, well appointed surroundings with a large private decked terrace and countryside views from the master suite on the top floor of the building.

Regulatory

The property has a full premises licence.

Tenure

Freehold and free of any tie.



External Details

There is a landscaped courtyard garden to the rear of the property, which is currently retained for accommodation guests to enjoy. However, this could be used for wider trade purposes if desired.

Letting Accommodation

Two double rooms with ensuite showers are located on the first floor of the property which can be accessed independently via external stairs and a code controlled side gate.

To the rear of the pub, there is a self contained one double bedroom apartment with an open plan kitchen/diner/living area and shower room.

This apartment also has a private patio and, currently, exclusive use of the covered wood-fired pizza oven area.



Restaurant & Bar Area

Ground Floor:

- Comfortable seating areas (c.40 covers) with flagstone floors and open fire.
- Bar counter and adjacent wine/beer cellar
- Well equipped commercial kitchen

Location

The village of Pyworthy is located in the far west of Devon, just 2 miles away from the border with North Cornwall and 9 miles from the beaches and bays around Bude.

Heritage coastlines in both Devon and Cornwall are accessible from here, as is the South West Coast path. These features, as well as the walking trails and countryside closer to the village, attract visitors and walkers throughout the year.

Exeter St. Davids railway station (with a 2 hour journey time to London Paddington), Exeter Airport and Newquay airport are all circa 1 hours drive away.

Other Property

There is an outbuilding to the south side of the premises and planning permission was granted in October 2023 to demolish this and build a new detached one bedroom dwelling (see section on Planning Permission).



Fixtures & Fittings

Our client advises that all trade fixtures and fittings will be included in the sale, although a number of decorative items/artwork in the trade areas will be exempt.

The vendors will provide an inventory listing.



Trading Hours

The current trading hours are:

Summer:

Wednesday - Saturday 6 pm to 10 pm

Winter:

Thursday - Saturday 6pm to 10pm, Sunday - 12 pm to 4 pm



The Opportunity

The current owners have created an attractive and comfortable home with letting rooms & a characterful restaurant/bar.

The present food-led restaurant/bar business enjoys a good following with recent awards including TripAdvisor notification of being in the top 10% of restaurants in the world based on latest 12 months customer reviews & "Best Village Pub and Restaurant in Devon" in the Luxlife Restaurant & Bar Awards 2024.

By our clients choice the business currently opens for only part of the week, and is closed when they take their winter break and there is considerable potential to increase income by longer year round opening.

The self-contained garden flat and first floor letting rooms generate a good income stream and the planning consent to build a new detached dwelling provides further opportunity to increase letting revenue.

Planning Permissions

The reference number for the planning permission granted on the outbuilding is 1/0507/2023/FUL and further details and plans can be found at:

<https://publicaccess.torridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV7IIMQKI2100>

Business Rates

The property is currently exempt from business rates, although interested parties should make their own checks to see if this may change in the future.

Owner's Accommodation

The owners' accommodation is on the first and second floors, comprising of:

- Double bedroom with en suite shower
- Kitchen
- Living/Reception room
- Dining room (opening onto the private roof terrace)
- Private roof terrace
- Top floor master bedroom with ensuite bathroom





Molesworth Arms, Pyworthy, Holsworthy, EX22

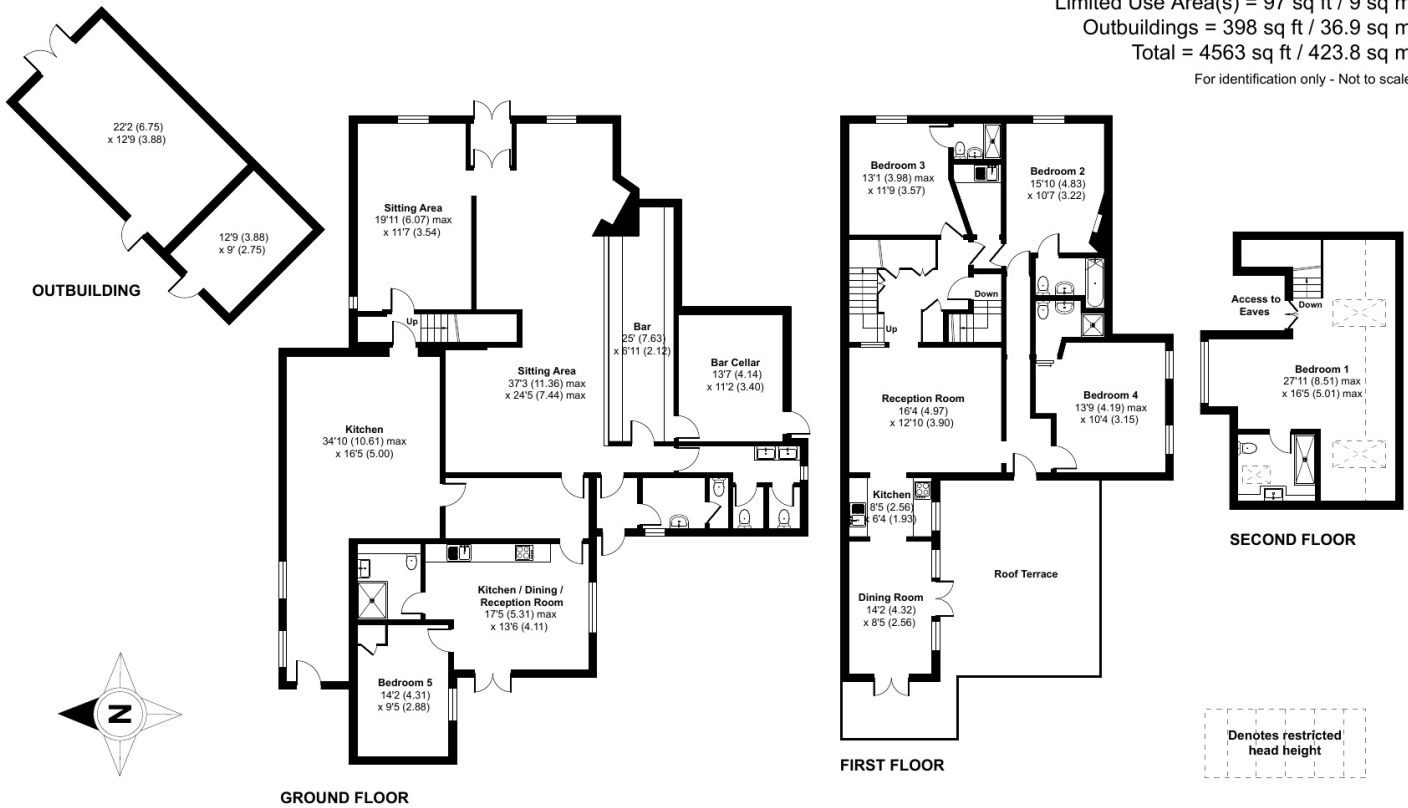
Approximate Area = 4068 sq ft / 377.9 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

Outbuildings = 398 sq ft / 36.9 sq m

Total = 4563 sq ft / 423.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1121096



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:

Graeme Clifford

Business Agent

T:+44 117 946 8518

M:+447546 698 681

E:graeme.clifford@christie.com

Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. May 2024

christie.com