

FOR SALE

## MARE & FOAL

YEOFORD  
CREDITON  
EX17 5JD

**HELMORES**  
SINCE 1699





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## DESCRIPTION

The Mare & Foal comprises of a most attractive detached freehouse set in large level gardens and grounds, with the entire plot extending to about 0.84 acres in total. It was formerly The Station Hotel dating back to around 1860, and has much character throughout with features including exposed beams, timber floors, and lovely open fireplaces.

The very spacious accommodation extends to over 6,000 sq ft in total, with the ground floor containing 3 bars, a restaurant, dining room, games room, function room/skittle alley, commercial kitchen, and ancillary rooms including wc's, store rooms and a beer cellar. The owners' accommodation on the first and second floors is very spacious and contains 5 bedrooms, an office, living room, kitchen, 3 shower rooms, and bathroom.

In the opinion of the agents, the property has massive potential - it may be possible to convert the property into a single residential dwelling, or create letting rooms in the skittle alley/function room (all subject to planning).

Planning enquires on any change of use can be made with Nigel Cant Planning who is familiar with the property and its possible uses, on 01647 272768.





## THE BUSINESS

A purchaser with enthusiasm and energy could really transform the Mare & Foal into a thriving village pub and have a terrific business. It really is a blank canvas crying out for someone with imagination and an abundance of passion to bring it to life. The present owner wishes to retire and has taken a back seat in terms of the business due to ill health with trading hours reduced and virtually no advertising or promotion is

being carried out. Trading accounts can be made available for inspection to potential purchasers after viewing.

There is a steady trade with the split being 60% wet and 40% food. The pub has a good reputation for serving a decent pint of real ale and usually offers a choice of four on handpumps (CAMRA LISTED). Food is traditional pub fayre but there is a golden opportunity for experienced caterers to introduce a dedicated restaurant offer to run alongside the bar menu.

Clientele come from far and wide and the Tarka Line can be very lucrative for lunches and teas.





THE BUSINESS









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## OUTSIDE

The property is set in lovely level gardens and grounds with the entire plot extending to about 0.84 acres in total.

There is a large car park for approximately 30 vehicles, and extensive lawned gardens with al fresco seating area for around 40 plus customers. In addition, there is an impressive timber built childrens play area

(swings, slides and treehouse), ornamental pond with Koi Carp, and several mature trees.

### OUTBUILDINGS

Detached Double Garage at the side and large cob and stone barn at the rear.

### SERVICES

Mains water, drainage, and electricity. LPG is used for cooking.

### RATES

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk)

### PREMISES LICENCES

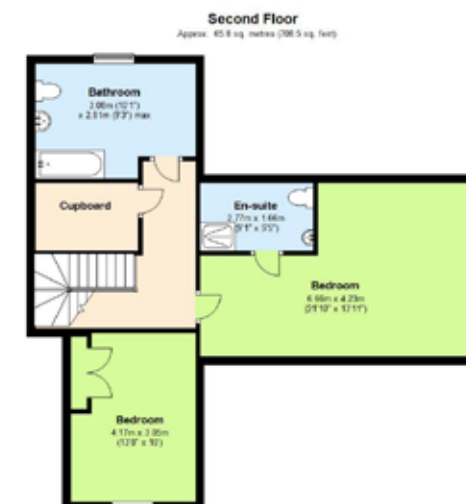
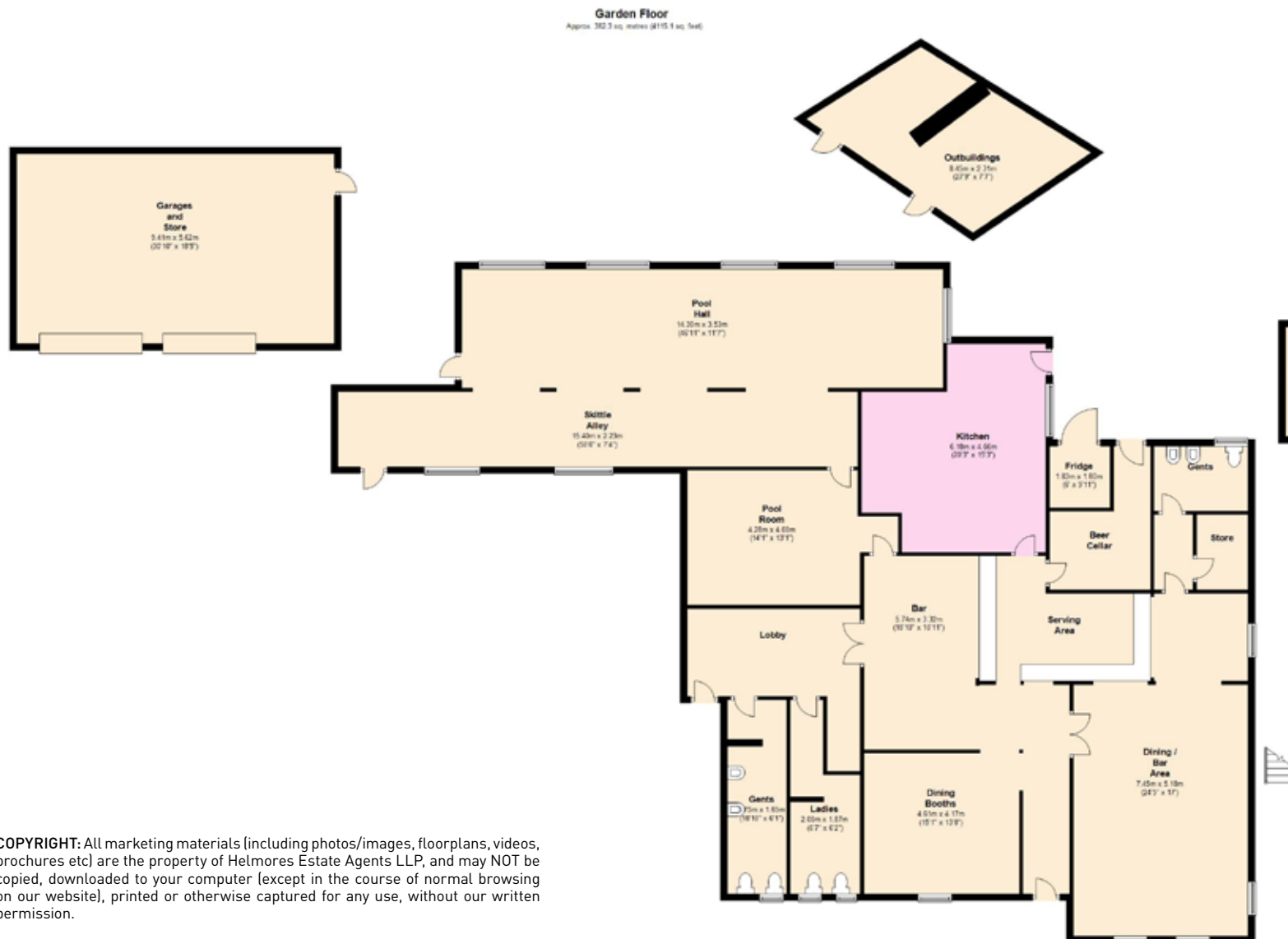
The premises license allows openings of Monday to Saturday 11.00am to 1.30am and Sunday 11.00am to 12.30am.

### TENURE

Freehold

### VIEWING

By appointment with Helmores  
01363 777999



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## DIRECTIONS FROM CREDITON

- Head North out of Crediton on the A377
- Turn left at the crossroads by QE Upper School signed 'Yeoford'
- Follow this road towards Yeoford
- Enter Yeoford and the Mare & Foal is on your right

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## YEOFORD

The Mare & Foal is very pleasantly located in the centre of the Yeoford, backing onto open farmland, and surrounded by period houses and cottages. The village is located in a gentle valley, 4 miles from the market town of Crediton. It is part of the 'Tarka Trail' or 'Rail Ale Trail', based on the Exeter to Barnstaple train line – where patrons (usually) travel from north to south, enjoying intermittent pub stops including the Mare & Foal (with grand hopes of making it to the city!).

**MARE & FOAL**  
**SAT-NAV EX17 5JD**



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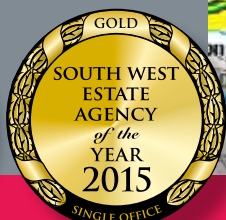
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