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The West Country Inn



## The West Country Inn, Hartland, Bideford, Devon, EX39 6HB



Hartland village amenities 4 miles, Clovelly 4 miles, Bideford 14 miles, Bude 11 miles

A substantial unlisted 16th century property with approximately 2 acres situated on the Atlantic highway between the Devon and Cornwall border

- Approximately 7500 sq feet (696 sq meter)
- In grounds of 2 acres
- 9 ensuite letting rooms
- 3 bedroom owner's accommodation
- Successful ongoing business
- Good location
- Potential for redevelopment (subject to planning)
- Freehold
- Council Tax & Business Rates Apply

Guide Price £650,000



### SITUATION

The Westcountry Inn is situated in an Area of Outstanding Natural Beauty on the outskirts of the stunning Hartland Peninsula with open countryside in all directions. The nearby South West Coast Path is renowned for its wonderful walks, typified by steep valleys, sandy coves and beaches. Hartland village is just 4 miles away with a thriving community and an excellent range of local amenities including cafe, shops, Post Office, medical centre and a primary school. There are churches, a variety of clubs and societies nearby. Popular attractions include nearby Clovelly, Hartland Abbey the 16th Century Hartland Quay with its shipwreck museum, and Docton Mill Gardens. There is fishing at Tamar Lakes, 5 miles away, surf schools nearby and family fun at The Milky Way adventure park.

The Cornish border is only a mile away and the coastal towns of Bideford and Bude are within a short drive, offering extensive facilities, further education establishments, banks and other amenities.

Barnstaple, with its rail connection to Exeter, is around 40 minutes and Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away. From Tiverton Parkway, there are regular services to London Paddington, the Midlands, the North, Scotland and the South West.

### DESCRIPTION

A substantial unlisted 16th century property with approximately two acres situated on the Atlantic highway between the Devon and Cornwall border and only a short drive to the thriving village of Hartland, SW coastal path and local amenities. This extensive property of approximately 7500 sq feet is currently being run as a successful public house with 9 en-suite letting rooms, main bar, lounge, restaurant, function room, kitchen and facilities. There is also a 3-bedroom owners' apartment which enjoys fine countryside views. Below this is the Gym and hot tub area which is for residents and gym members.

Externally there is a large parking area, enclosed areas of garden/lawn which are currently being used for outdoor dining/beer garden for the restaurant and bar, single garage and 2 level paddocks. These are currently being used as a caravan and camping site area but could be suitable for equestrian/small holding if desired.

We envisage there could be scope for redevelopment of the whole or parts of the main unit to create multiple residential or holiday dwellings, or changed into a fantastic hotel/Air B&B (subject to planning and change of use)

### THE BUSINESS

The premises is open throughout the year, primarily run by the owner since 2003. There is potential to expand the business for weddings, wakes, meetings etc. The premises is partially business rated and partially residential (the owner's accommodation element) as far as council tax is concerned. Rural Rate Relief is available. Further details of turnover/profitability are available from the agents upon request from seriously interested potential buyers.

### SERVICES

Mains electricity, mains water, private drainage. Gas central heating.

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

### LOCAL AUTHORITY

Torridge District Council. Tel: 01237 428700 ([www.torridge.gov.uk](http://www.torridge.gov.uk)).

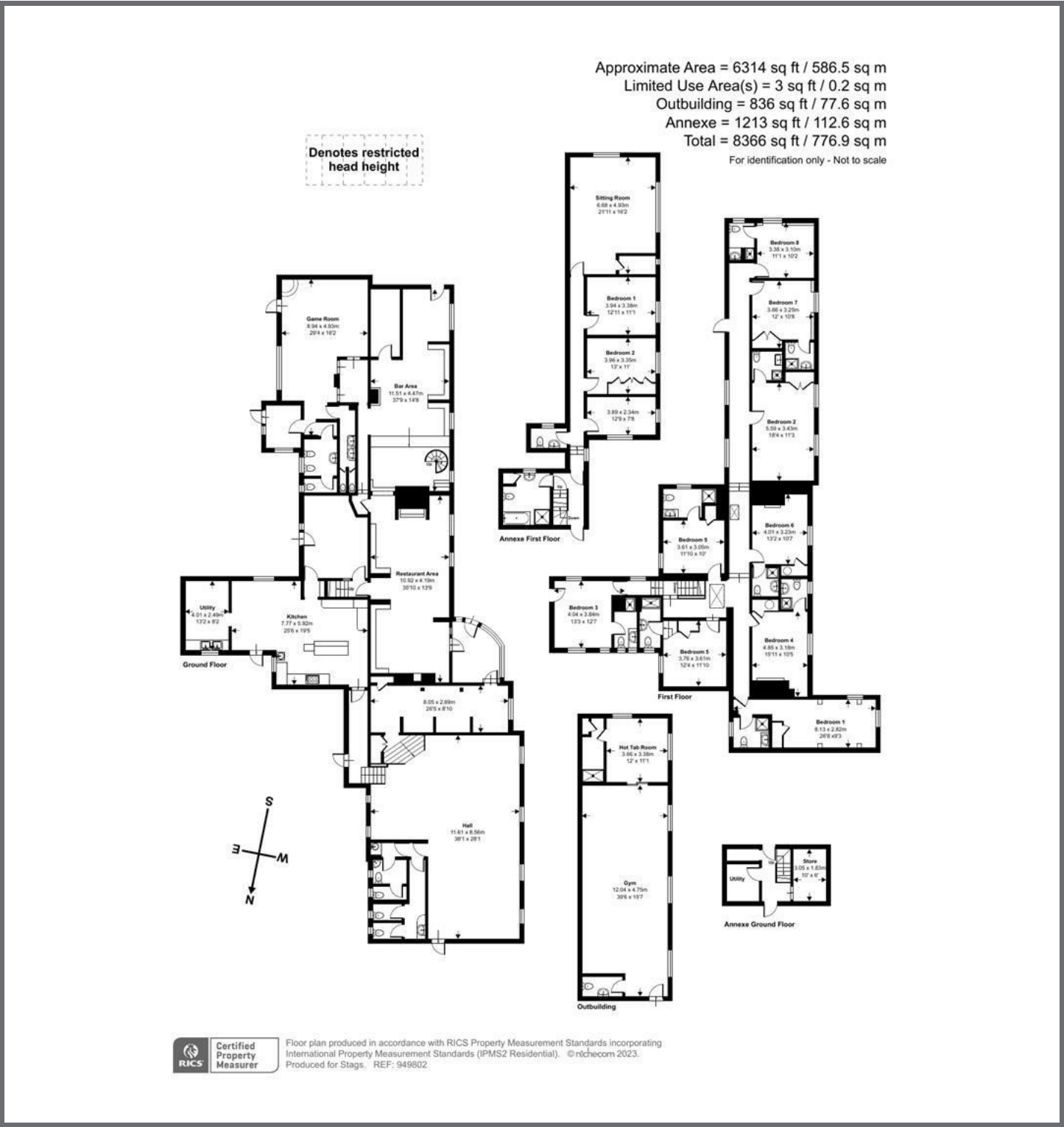
### VIEWINGS

Strictly by prior appointment with Stags. Please call 01237 425030 to arrange an appointment or email: [bideford@stags.co.uk](mailto:bideford@stags.co.uk) what3words ///spurring.spotted.posting









RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 949802.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	
49-54	E	
41-48	F	
31-40	G	
Not energy efficient - higher running costs		
1-30		
England & Wales		
EU Directive 2002/91/EC		

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