



Tumbling Weir Hotel











# Tumbling Weir Hotel Canaan Way

Ottery St. Mary, , EX11 1AQ

Train Station: 3.3 miles (Fenton) Honiton: 5.9 miles Sea Front: 6.6 miles (Sidmouth)

This substantial hotel, with planning permission for residential use, offers an excellent investment opportunity. Ideal for conversion into a home, it also holds potential for Airbnb and holiday use. Further consents may be required for this. EPC C

- Town Location
- 10 Bedroom Hotel
- 6977 sqft
- Freehold
- Adaptable Accommodation
- 2 Bedroom Self Contained Flat
- Grounds of 0.76 acres (0.32 ha)
- Current Council Tax Band A

Guide Price £850,000

## Stags Honiton

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## SITUATION

Positioned within easy walk of the centre of Ottery St. Mary the property feels like it is a semi-rural location on the edge of the town.

Ottery St Mary has a wide range of shopping facilities, including Sainsbury's, and the renowned The Kings School together with a sought after primary school and nearby Coleridge Medical Centre and Ottery Community Hospital. Just outside the town is the popular Otter Garden Centre and Escot Park within easy access.

Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport. The Jurassic coast at Sidmouth is a short drive to the south.

## DESCRIPTION

Believed to date back to the 17th century, this Grade II listed hotel has been extended and improved over the years. It has been operated as a successful hotel by the current owners for over 20 years.

In 2023, planning consent was obtained for a change of use to residential (Ref 23/0694/FUL dated 13th July 2023), allowing for domestic parking and a garden. The older part of the house, featuring a thatched roof and rendered elevations (cob and stone), boasts several character features, including large beams and a fireplace. The majority of the property consists of purpose-built block and rendered elevations under a tiled roof.

## ACCOMMODATION

As expected in a hotel, there are numerous adaptable rooms, with most bedrooms featuring en suite bathrooms and generous entertaining spaces. This setup provides huge potential for various development, including holiday lets, Bed and Breakfast accommodation, as one spacious home or divided for multiple generations.

Currently serving as a mix of hotel and personal accommodation, the property offers a backdrop for a range of potential alterations or changes, subject to planning and listed building consent.







### BUSINESS RATES

The property is assessed for business rates, with a rateable value of £5,200 per year. Small business rate relief is currently available. Council tax band (for the residential part) is currently band A.

### GROUNDS

Extending in all to about 0.76 acres (0.32 ha).

South of the property is a spacious gravel parking area for numerous cars.

To the rear is a wonderfully private garden with extensive lawns surrounded by mature attractive trees and shrubs. There are numerous timber sheds providing additional storage areas.

To the rear of the house is a large covered terrace overlooking the lovely gardens.

### SERVICES

Mains water and electricity. Private drainage - Klargester. Gas central heating.

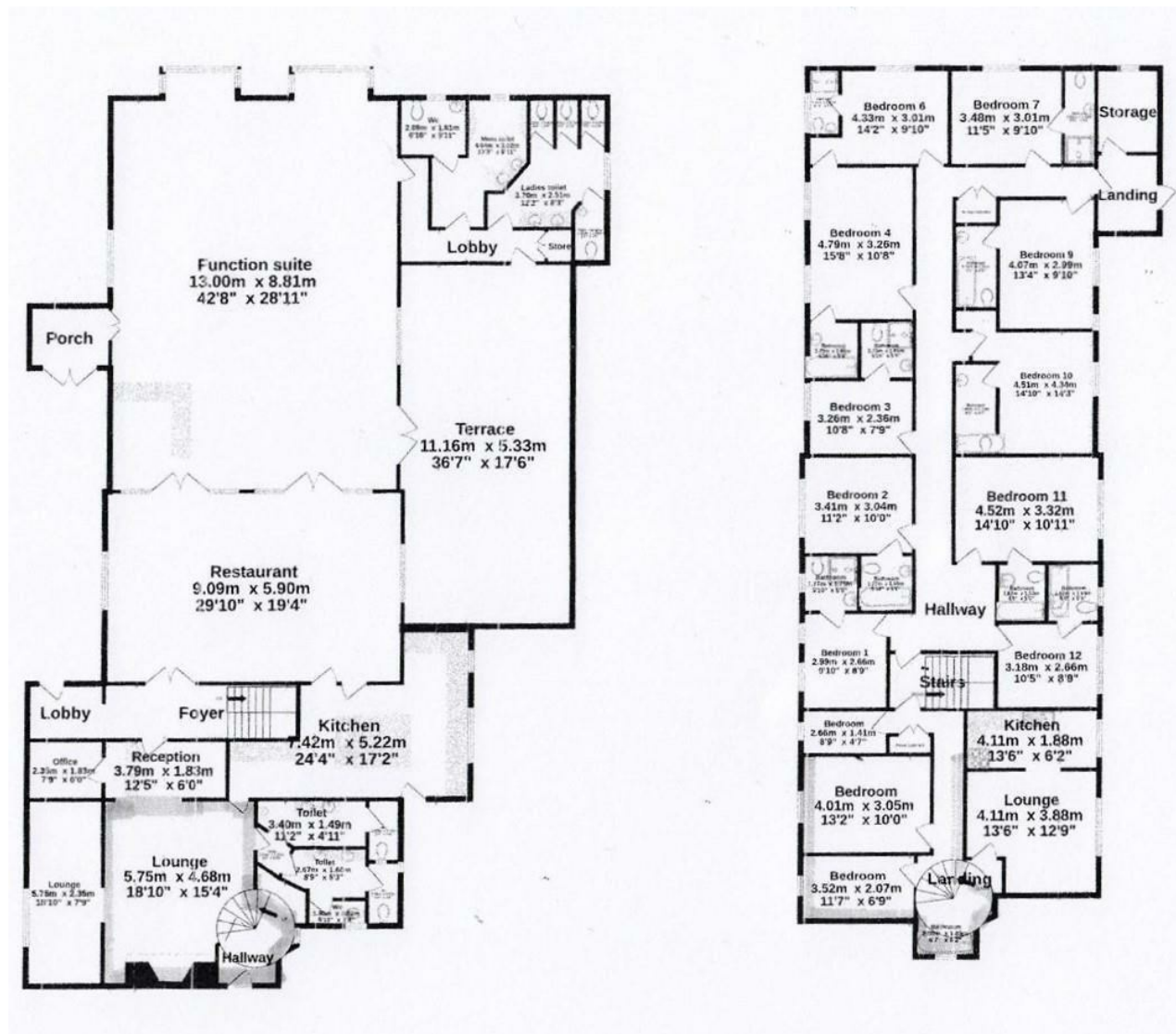
Standard and Superfast broadband available. Mobile signal outside likely with EE and Three (Ofcom)

### DIRECTIONS

As you enter Ottery St Mary on Exeter Road from the A30, go past Ottery St Mary Hospital and just before the Otter Mill, turn left onto Tumbling Weir Way. Continue on this road and the Tumbling Weir Hotel can be found at the end of the lane, beyond the retirement living.

### RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







