

Exford Bridge Tea Rooms

Exford, Minehead, Somerset TA24 7PY

Exford Village, Dulverton 10 miles, Taunton 28 miles

A thriving tearooms with huge potential with attached four bedroom property in the heart of Exford. EPC Band B. Freehold.

- 4 Bedrooms (2 En Suite)
- Tearooms with 45+ covers
- Fully Fitted Commercial Kitchen
- Freehold
- Large Car Park
- Family Kitchen and Sitting Room
- Patio With Additional Outside Seating
- Family Bathroom and Toilet
- Council Tax Band B (2022/23)

Guide Price £600,000

SITUATION

The property sits in a central position in the heart of Exford village, overlooking the Village Green. Exford is a thriving village with two hotels, a tearoom, general store, church, village hall and primary school. The beautiful villages of Withypool and Winsford are both close by and the delightful town of Dulverton is just 10 miles to the south, providing further facilities.

The property is ideally situated to take advantage of all country pursuits, including riding and walking in the valleys and on the open expanses of Exmoor. The coast to the north is also within easy reach.

DESCRIPTION

Exford Bridge Tearooms currently operates as a thriving tearooms accommodating over 45 covers inside with additional outside seating, it currently provides breakfasts, lunches and seasonal themed evenings 7 days a week and also holds an alcohol licence. The current owners chose to open seasonally due to other commitments. The owner's accommodation consists of well-appointed 4 bedrooms (2 en suite), family bathroom (previously en suite to Bedroom 3), 4th WC, large open-plan kitchen/family room. On the opposite side of the road there is ample parking for both owners and customers, with approximately 40 metres of River Exe frontage.



ACCOMMODATION

The front door leads into a large hallway and the door on the right leads into the large, L-shaped family room and kitchen with a charming fireplace inset with wood burner and with display recesses to each side. The kitchen boasts a range of base and wall units and double Aga with space for an under counter fridge, dishwasher and space with plumbing for washing machine and pantry. A back door leads out of the kitchen and access to the commercial kitchen also leads off the kitchen. The property has a further sitting room to the left of the hallway with feature fireplace, inset with wood burner. Stairs lead to the first floor where the property has four bedrooms with two boasting en-suite shower rooms. The family bathroom is light and airy with a claw-footed bath; next the the bathroom is a separate WC which is currently used for storage.

The tearooms are well-fitted and full of unique character. Windows along the length of one wall give a lovely light feel to the tearooms and would enable most customers to feel that they are still enjoying the fresh air of Exmoor. The commercial kitchen is well-fitted with stainless steel preparation tables and storage, a further room is used as the washing-up area and can be accessed via the kitchen or the tearooms. Two customer WCs are also accessed from the tearooms. All commercial kitchen and tearooms fixtures and fittings are included in the sale.

OUTSIDE

Exford Bridge Tearooms has a large car park across the road from the property which has separate space for both owners use and customer parking and behind the Tearooms is a gated patio area which looks on to the Village Green.

SERVICES

Mains electricity, water and drainage. Oil-fired Aga. Two woodburners in owners accommodation. Electric radiators in sitting room and bedrooms. Towel radiators in en suites and family bathroom.

VIEWINGS

Strictly by appointment with the agents please.

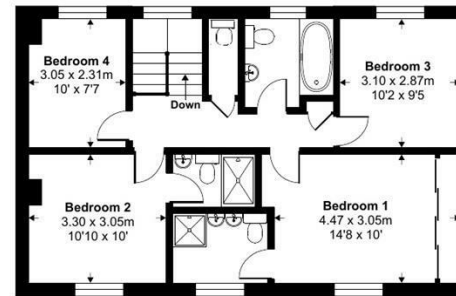
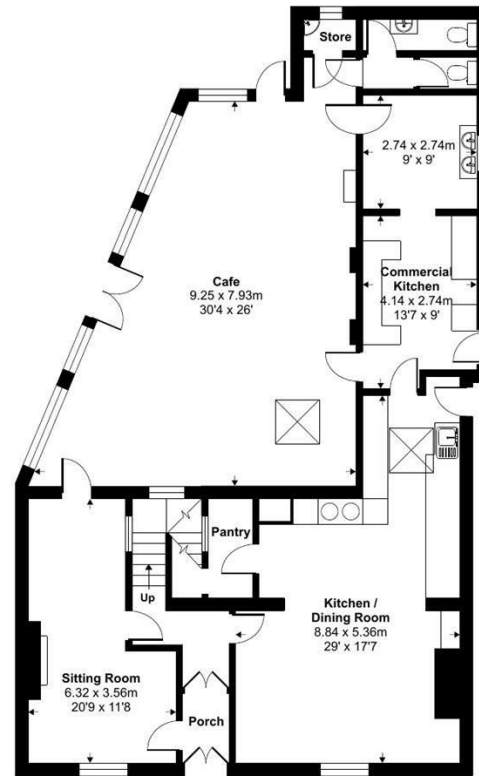
DIRECTIONS

Follow Northmoor Road out of Dulverton, bear right at Marsh Bridge and cross the moor for some 6 miles. Pass the junction to Winsford on your right and take the next right at Chibbett Post to Exford. Turn right upon entering the village and the property can be found on the left-hand side of the road with the parking on the right-hand side.



Approximate Area = 2405 sq ft / 223.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Stags. REF: 856031



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

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