



Yeo Dale Hotel







# Yeo Dale Hotel

Pilton, Barnstaple, North Devon, EX31 1PG

Pilton Village, Barnstaple Town & Hospital Walking Distance.

An elegant & beautifully presented period townhouse, 10 bedroom hotel and 3 bedroom cottage. EPC Band B.

- Grade II listed Georgian Townhouse
- 10 Bedroom Hotel & 3 Bedroom Owners Cottage
- 14 Bathrooms
- 3 Reception Rooms
- Extremely well presented with many period features
- Fully Fitted Commercial Kitchen and separate owners kitchen, fully licensed bar
- Private Garden & Outdoor Kitchen
- Healthy Income with Scope to increase the business
- Hotel Business Rated and Cottage Council Tax Band A
- Freehold

Guide Price £895,000

## Stags Barnstaple

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@StagsProperty

## SITUATION AND AMENITIES

The property is situated in the sought after area of Pilton which is conveniently located within a level walk to the town centre, along with many other local amenities, including two public houses, and a historic Church that dates back to at least the 11th Century. Tarka Trail is close by, which is popular among cyclists and walkers and leads to Instow, a prominent coastal village with a cricket ground, yacht club, and beach. Barnstaple town centre is about a 5-minute walk away and includes a range of businesses, a gym, regular buses, railway services, and an indoor Tarka Tennis and leisure centre are all nearby. Infants, junior school and secondary schools are also within walking distance. North Devon Hospital is also within West Pilton parish.

The glorious sandy beaches at Saunton Sands, Croyde Bay, Putsborough and Woolacombe all being within easy reach and renowned for their excellent surfing - some of the best in the UK. For golfers there is the nearby golf course with two championship link courses at Saunton. The North Devon Link Road (A361) is also convenient and offers a fast route to the M5 at Junction 27 (Tiverton) and the Motorway network beyond. Tiverton Parkway provides a fast service of trains to London Paddington in just over 2 hours. There is a branch railway link from Barnstaple to Exeter St Davids and Exeter Central. The nearest international airports are at Exeter or Bristol. Exmoor National Park is about half an hour by car as is the Cornish border.

## DESCRIPTION

A fine example of a 4 storey Georgian townhouse circa. 1807 with an adjoining cottage, the accommodation is presented to a high standard, and has been sympathetically modernised in the current owners 18 year tenure to combine quality contemporary refinements without affecting the integrity of the original building and features. The accommodation is bright, spacious and versatile, and is currently run as a 10 bedroom boutique hotel which could be altered to extend the restaurant and bar facilities (subject to consent) to generate further income. The interconnecting cottage is a real asset for those looking for a home and income. Any change of use may require planning permission, please note the property is Grade II listed, as being of architectural and historical interest. This is certainly a property that needs to be inspected internally to be fully appreciated. The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan, but comprises:

## MAIN HOTEL

### GROUND FLOOR

ENTRANCE LOBBY with stained glass door leading into HALLWAY with reception area, sweeping staircase to first floor landing, door leading into owner's accommodation (described later). Also off the hallway is the COMMERCIAL KITCHEN for the hotel, along with multiple storage areas. STILL ROOM housing hot water stills, storage areas and fridges. BREAKFAST/DINING ROOM to front elevation with arched windows, wood flooring, feature fireplace, ornate coving and mouldings.

### FIRST FLOOR

Stairs to HALF LANDING with windows to rear elevation, lockable linen cupboards, potential to create access into owner's accommodation. SHOWER ROOM opaque sash window to side, enclosed dual flush system, pedestal wash basin, tiled shower. Stairs continue to first floor and bedrooms 4, 5 and 6.

ROOM 4 large double bay window to rear elevation. EN-SUITE shower, WC and hand wash basin.

ROOM 5 two sets of French doors lead to balcony, feature fireplace with marble surround. EN-SUITE with panelled 'P' shaped bath with shower over, pedestal wash basin, enclosed WC, tiled floor to ceiling, inset downlighting, extractor fan.

ROOM 6 single room with French doors and balcony. EN-SUITE comprising shower, vanity hand wash basin with mixer tap, dual flush WC, extractor and downlighting, vinyl click flooring.

### SECOND FLOOR

LANDING with lockable linen cupboards.

ROOM 7 family room with window overlooking the rear elevation and garden and towards Pilton church. EN-SUITE quadrant shower, tiled floor to ceiling, dual flush WC, pedestal wash basin.

ROOM 8 single room with EN-SUITE SHOWER ROOM pedestal wash basin. On the half landing is a WC for ROOM 8. Low level WC, opaque window to rear, wall mounted wash basin.

ROOM 9 large double room, windows to front elevation. EN-SUITE quadrant shower, pedestal wash basin with mixer tap, dual flush WC, tiled floor to ceiling, inset downlighting, shaver point.

ROOM 10 double room with windows to front elevation overlooking the River Yeo and Pilton Park. EN-SUITE quadrant shower, tiled floor to ceiling, pedestal wash basin, WC with enclosed system.

### THIRD FLOOR

Lockable linen cupboards.

ROOM 11 Single attic room with EN-SUITE shower, WC and basin.

ROOM 12 Double attic room with EN-SUITE window to side, tiled shower, WC, wall mounted hand wash basin.

ROOM 13 Double attic room. EN-SUITE shower, WC, hand basin and window to rear.





#### OWNERS ACCOMMODATION

The owner's accommodation can be accessed from the side and rear garden, along with the main hotel.

#### GROUND FLOOR

Entrance door leading into LOBBY and providing access, into the OFFICE AREA/RECEPTION ROOM currently used but could have scope to further the hotel accommodation/increase restaurant size/incorporate a bar area etc. Stairs off to first floor landing. Door leading into SITTING ROOM with bay window to side, log burner with inglenook fireplace, wood flooring, steps leading up to KITCHEN/DINER with door leading to rear garden. Tiled terracotta floor, contemporary kitchen with integrated appliances, stainless steel sink and drainer, under unit lighting, four point gas hob with extractor over, space for central island.

#### FIRST FLOOR

LANDING linen cupboard and skylight. BEDROOM 1 with bay window overlooking rear garden, built in bedroom furniture. EN-SUITE BATHROOM with 'p' shaped bath, tiled floor to ceiling, vanity unit with mixer tap, dual flush WC, vaulted ceiling with skylight, extractor fan and downlighting. BEDROOM 2 window to side, wood effect flooring. EN-SUITE partly tiled walls, tiled floor, vanity wash basin with mixer tap, dual flush WC, heated towel rail, inset downlighting, extractor fan. BEDROOM 3 window to side. EN-SUITE with pocket door, tiled floor, partly tiled walls, quadrant shower, dual flush WC, vanity hand wash basin with mixer tap, extractor fan, sash window to side with opaque glazing.

#### OUTSIDE

Access to the rear of the property is via a shared pathway with gated access to the private garden with multiple outside STORAGE SHEDS. COURTYARD. LEVEL LAWNED GARDEN. OUTDOOR KITCHEN AREA & TERRACE. Hot tub area, small laundry. Steps lead down to owner's accommodation and also door leading into inner lobby in the hotel.

#### BUSINESS RATES AND COUNCIL TAX BAND

The business is registered under the uniform business rate, the residential element is charged under Council Tax Band A.

#### BUSINESS

The current owners have run the hotel for the last 18 years and have generated a consistent and healthy turnover, more information about the accounts information is available to parties who have viewed. More photographs and video tours are available via the agents. INVENTORY The property is sold with an inventory of trade fixtures, fittings and equipment.

#### VIEWING ARRANGEMENTS

Viewing by appointment with the agents Barnstaple office 01271 322833

#### SERVICES

All mains services connected, gas fired central heating. According to Ofcom Ultrafast broadband is available in the area.

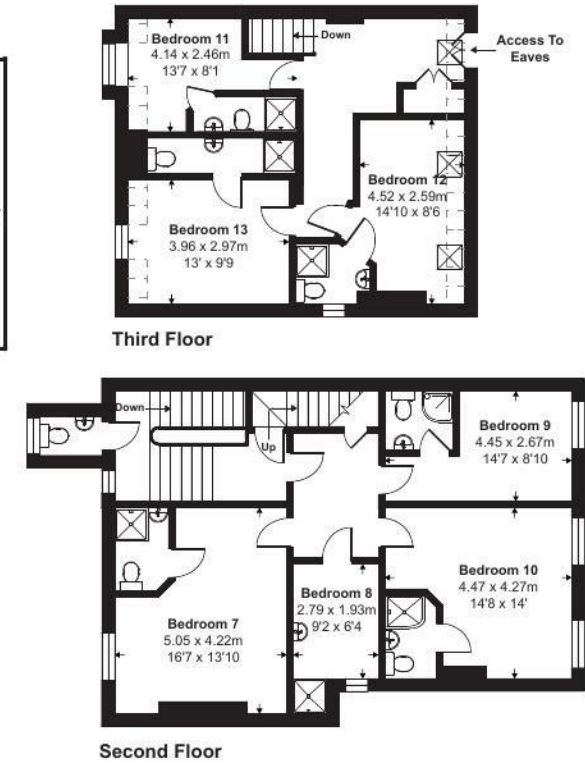
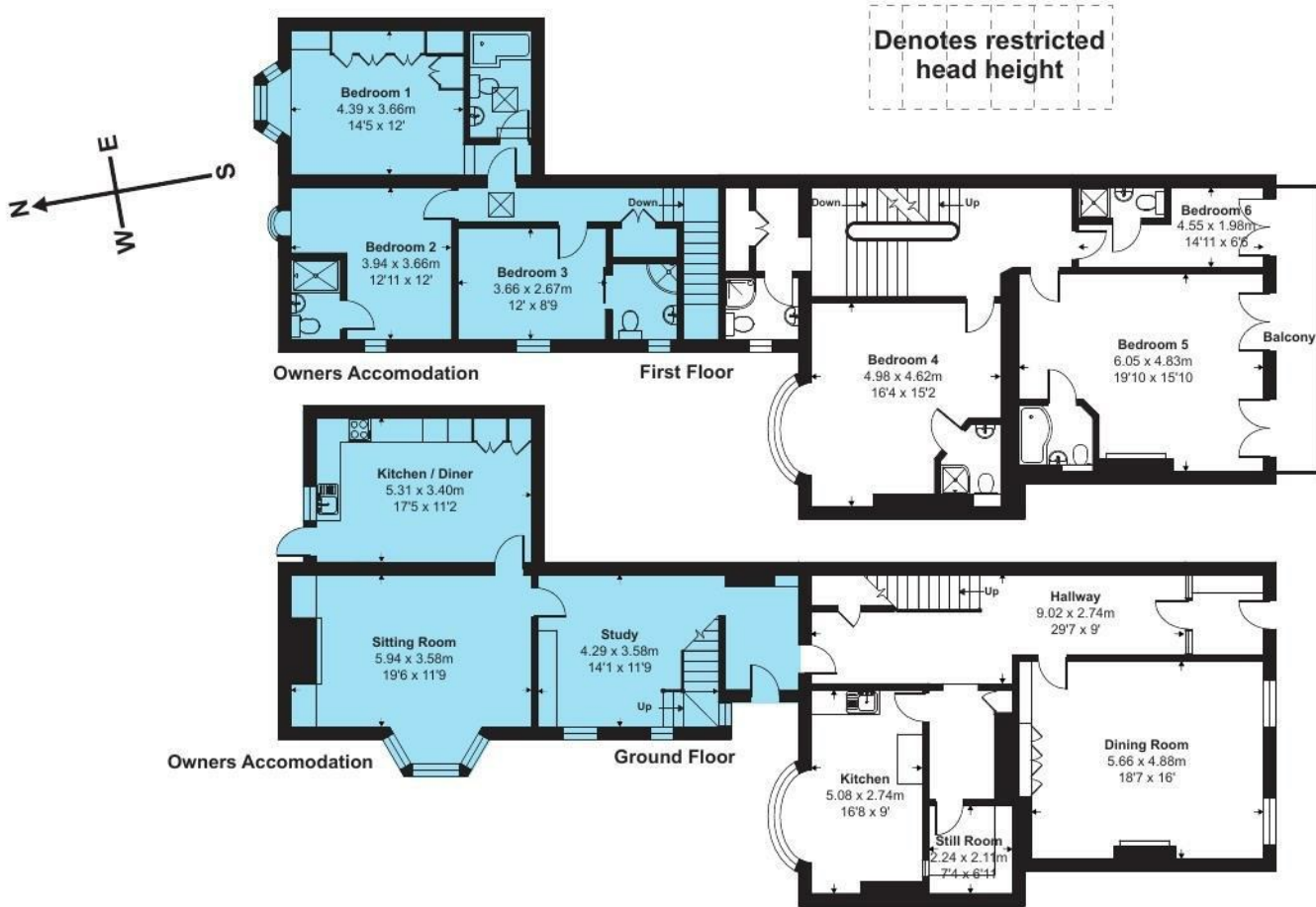
#### DIRECTIONS

Leave Barnstaple town centre in the direction of the A39. At the traffic lights with the BP garage turn left, and the property can be found immediately on the right hand side. Parking can be found nearby in Pilton Street or the neighbouring pay and display car parks which are within a short walk of the property.

What3Words: ///lion.slower.assets



Approximate Area = 4801 sq ft / 446 sq m  
 Limited Use Area(s) = 51 sq ft / 4.7 sq m  
 Total = 4852 sq ft / 450.7 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). ©nitechcom 2024. Produced for Stags. REF: 1103940



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