



COUNTRYSIDE PUBLIC HOUSE AND ADJOINING OWNERS' FARMHOUSE

KNOWN AS

**THE CREALOCK ARMS
LITTLEHAM, NR. BIDEFORD,
NORTH DEVON, EX39 5HN**

For Sale By Private Treaty Subject to Contract

- Central village centre trading location*
- Just 10 minutes from Bideford town*
- Same family ownership for over 100 years*
- Extensive public areas including public bar and 3 restaurant areas*
 - Car parking and beer garden*
- Countryside views from both commercial and residential parts*
 - Owners 4 bedroomed farmhouse adjoining*
 - Owners private garden and car parking*

PRICE: Offers are invited in the region of £495,000 for the Freehold interest to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV

LOCATION

The village of Littleham is located 3 miles south of Bideford which access to the A39 and A386, West and East respectively, approximately 2 miles either side, with the premises situated within the village centre, signposted just off the main road through the village.

THE PROPERTY AND CONSTRUCTION

Parts of the property date back to the 19th century when the premises was the Farmhouse for a local farm. In 1977 part of the property was converted to a public house with additional rooms incorporated from the farmhouse over time to meet increased demand for business. Now the property provides extensive public bar and restaurant areas with the completion of an extension in 2007. The original farmhouse building is of two storey construction under a pitched slate roof with the public areas having increased in floor area by the extension which is of single storey construction under a pitched slate roof. Adjoining the commercial parts is the original farmhouse which provides four bedroomed family accommodation, private car parking and two private garden areas. Further outside space for the commercial parts include private driveway, extensive car parking for circa 40 vehicles and beer garden.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

The business has been operated by the same husband and wife partnership in the family for the past 18 years, with additional staff employed dependent on the time of year. Current operating hours are Mon – Tues evenings only, Wed – Sun lunchtime and evenings. 2020 and 2022 yearends provided turnovers of between £265,000 and £290,000 with our clients having lived out of the business. During their tenure the owners have invested capital into the building, by among other things rewiring in 2004 and the construction of an extension in 2007. Business is assisted by various teams that utilise the venue including skittles, euchre and darts as well as regular events including quiz nights, music nights and seasonal events. Further accountancy information will be made available to those that have viewed the property.

THE STOCK

Any current stock to be purchased at valuation upon completion.

LICENCE

The property is sold with the benefit of a Premises Licence.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation

Report.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Veranda entrance with double glazed doors

RESTAURANT

20'1 x 18'7 (6.40 m x 5.65 m) Table and chair seating providing covers for circa 25, double glazing, well mounted TV, carpet, quiz machine, fruit machine, electric wall heater

PUBLIC BAR

36'11 x 13'5 (11.25 m x 4.10 m) Sofa seating, further covers for circa 8, electric heating, darts board, return bar servery with media player, assorted beer fonts, non slip flooring, glass washer, stainless steel single drainer sink, ice machine, 2 x double chillers, wine chiller, till, optics rack

LOUNGE BAR

17'2 x 14'7 (5.25 m x 4.45 m) Return bar servery from public bar, covers for circa 16 / 18 fireplace with slate hearth, exposed brickwork surround, electric fire, carpet, second entrance with porch off

RESTAURANT / DINING ROOM

17'6 x 13'11 (5.35 m x 4.25) Table and chair seating providing 20 covers, carpet, double glazing, electric heating

SIDE HALLWAY / SERVICE CORRIDOR providing access to:-

LADIES TOILETS

Non slip flooring, pvc wall cladding, 2 x wash hand basins, 2 x low level w.c.'s

DISABLED TOILET

Non slip flooring, pvc wall cladding, changing table, wash hand basin, low level w.c., grab rail

GENTS TOILET

Non slip flooring, pvc wall cladding, 2 x urinals, 1 x low level w.c., 2 x wash hand basins

STOREROOM

KITCHEN

Water tank, non slip flooring, stainless steel double sink unit, dishwasher, stainless steel shelving, Rational oven, double deep fat fryer, extractor system, 4 x fridges, 2 x microwaves, 6 burner gas oven, hot cupboard, double grill, wash hand basin, adjoining pantry with shelving and adjoining freezer store with 4 x freezers

CELLAR

Flagstone flooring, assorted pumps, lines and cooling equipment

OWNERS ACCOMMODATION

Porch entrance leading to hallway with carpet, night storage heater

LOUNGE

15'1 x 13'10 (4.60 m x 4.20 m) View over front garden, carpet, recessed book case, gas fire

SECOND KITCHEN

Base units, worktops, plumbing for washing machine, stainless steel single drainer sink, vinyl flooring

KITCHEN / DINING ROOM

22'0 x 10'6 (6.70 m x 3.20 m) Eye and base units, vinyl flooring, AGA range cooker, double glazing

UTILITY ROOM

Eye and base units, stainless steel sink unit, tiled floor, double glazed side entrance with covered washing area

FIRST FLOOR

BEDROOM 1

14'10 x 15'5 (4.50 m x 4.70 m) Countryside views, double glazing, wash hand basin, carpet

BEDROOM 2

11'5 x 10'9 (3.50 m x 3.25 m) Countryside views, double glazing, wash hand basin

BEDROOM 3

10'8 x 9'4 (3.25 m x 2.85 m) Carpet, double glazing, countryside views

BEDROOM 4

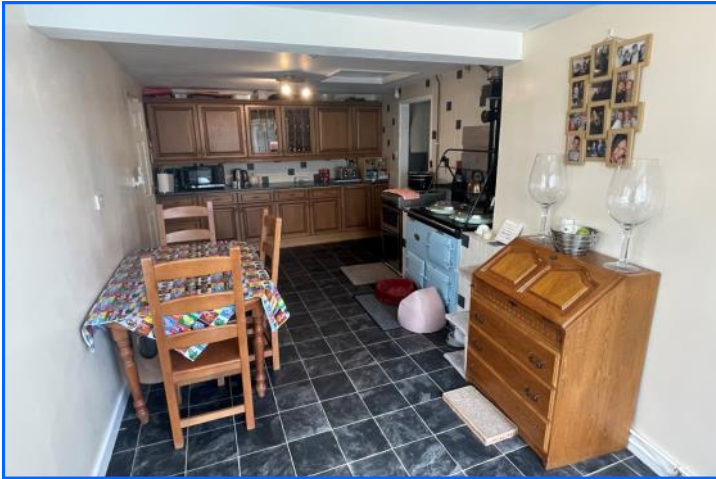
14'9 x 10'10 (4.50 m x 3.30 m) Countryside views, carpet, double glazing, wash hand basin

THREE PIECE BATHROOM

Bath with electric shower over, wash hand basin, low level w.c.

OUTSIDE

Private area – There are two private garden areas, one to the front of the farmhouse, the other to the side, with a private parking area for two vehicles adjoining. Commercial parts – private driveway leading to extensive car parking with space for approximately 40 vehicles. To the front of the premises is a veranda and beer garden, laid to lawn, both of which have countryside views.



IMPORTANT NOTICE

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1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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