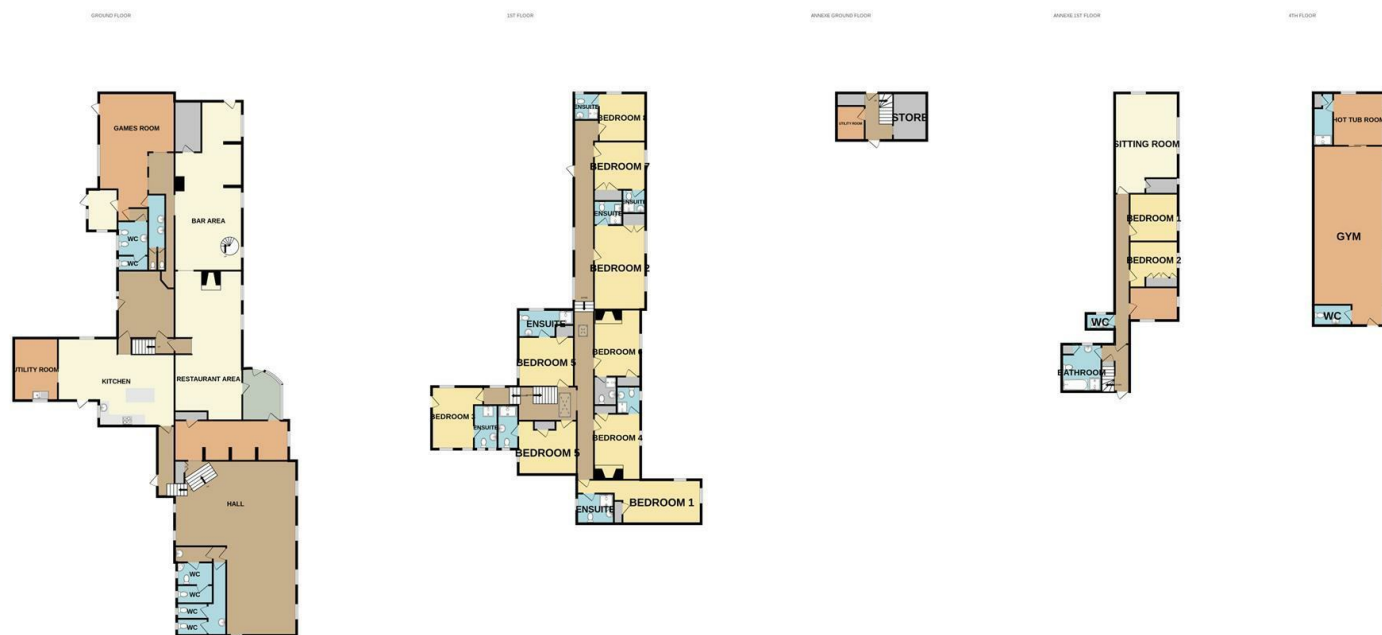




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Popular Hotel and Inn Close to Coast

The West Country Inn Hartland, Bideford, EX39 6HB

Offers In Excess Of

£600,000

- Substantial Commercial Property
- Circa 16th Century
- Set Within Grounds of Approximately 2 acres
- 9 Letting Bedrooms
- 3 Bedroomed Owners Accommodation
- Gym and Spa
- Potential Redevelopment (sub to PP)
- Highly Popular Area
- Inspection Advised!

Looking to sell? Let us
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for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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- Room list:
- 9 Lettings Bedrooms with en-suites
 - Main Bar
 - Lounge
 - Restaurant
 - Function Room
 - Kitchen and Facilities
 - 3 Bedroomed Owners Accommodation
 - Gym and Spa Room

Overview

The West Country Inn comprises a substantial unlisted detached 16th Century property, full of charm and character, set within grounds of approximately 2 acres within an Area of Outstanding Natural Beauty, close to the Devon and Cornwall border, amongst the areas undulating countryside, and North Devon's rugged coastline. Currently trading as a successful public house/hotel, the property sits adjacent to the A39, the main arterial route connecting North Devon and North Cornwall. The selling agents advise that subject to the necessary planning consents, the property and grounds could be redeveloped to provide multiple residential/holiday dwellings, or other alternative uses.

Briefly the accommodation provides the public areas of main bar, lounge/games bar, restaurant, overflow restaurant, and a carvery/function suite, which can accommodate a skittle alley. To the first Floor are 9 en-suite letting rooms. In a separate building is a gym and spa, with 3 bedroomed owners accommodation over.

Set approximately a mile from the Devon/Cornwall border, the towns of Bude, set on the North Cornish Coastline, and Bideford, a working port set on the banks of the River Torridge, both have extensive facilities including shops, schooling etc. The village of Hartland is approximately 4 miles away with local amenities of shops, post office, medical centre and primary school. Barnstaple, North Devon's Regional Centre is approximately 40 minutes driving distance away on the A39, and houses the areas main shopping, business and commercial venues.

Services

Mains electric and water.
Private drainage

Business Rated - check
details with local authority

EPC Rating - C

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797



Outside

The West Country Inn is set within grounds of approximately 2 acres, which includes a large carpark, enclosed areas of garden/lawn which are currently utilised for outdoor dining/beer garden for the restaurant and bar. There are 2 grassy paddocks, which are currently being used for camping purposes, but could be suitable for equestrian/small holding, if so required.

AGENTS NOTE - The business has primarily been run by the current owner since 2003, and operates throughout the year. There is potential to expand the business by diversification into other income streams. Further details of turnover/profitability are available from the agents, once a potential buyer has inspected the premises.

