



Sportsmans Inn

Sandyway, South Molton, Devon, EX36 3LU

Freehold £565,000

- Well known Hunting Inn/Equestrian Property
- Exmoor National Park
- Free house set in over five acres
- Level paddocks, six stables and a barn
- Spacious trading accommodation. Car park. Beer garden
- Three ensuite letting rooms. Further letting potential.
- Owners accommodation in two flats

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LOCATION

The Sportsmans Inn occupies a roadside position beside the B3227 mid-way between the villages of North Molton and Withypool both of which are of approximately 4 miles distance. The Sportsmans Inn is close to the southwest perimeter of Exmoor National Park and stands beside the Somerset/Devon border. The Sportsmans Inn occupies over five acres of high ground, from which there are views across the National Park. Sandyway is a small hamlet. Withypool is a major tourist attraction which stands on the Two Moors Way which partly follows the river to Tarr Steps. Nearby North Molton is a larger village and has facilities including a convenience store. The A361 (North Devon link road) is approximately 7 miles distance where there is also access to the town of South Molton which has wide range of facilities including a number of businesses and a population of over 5,000 people.

The Exmoor National Park is one of fifteen National Parks in the UK and is famous for its wildlife including wild deer and ponies. The northern boundary at the National Park runs beside the dramatic coastline of Devon and West Somerset.

TRADE AREAS

Ground floor external footprint comprises of approximately 543m² (5,800sq²).

Front ENTRANCE into the MAIN BAR which is of considerable country character with stone wall features two stone fireplaces, one of which has a inset bread oven and a log burning stove. The other is used for display. The furnishings include fitted carpeting and dark wood refectory furniture seating circa 36. An unusual feature is the circular stone wall surround glass top water well. Dark wood panelled faced bar servery counter with back bar display feature.

A FUNCTION ROOM/CARVERY adjoins and also doubles as a SKITTLE ALLEY with a removable skittles playing surface. Again, there are stone wall features, beams, wall lights and fitted carpeting. Similar refectory furniture seating 80 with rustic panelled carvery counter. Tiled floor POOL ROOM. LADIES AND GENTLEMENS CUSTOMER TOILETS.

CATERING KITCHEN with quarry tiled floor, PREPERATION ROOM with grease trap, DRY GOODS STORE. BOTTLE STORE. Proprietors OFFICE. WASH UP/FREEZER STORE with adjoining STORE. WORKSHOP with adjoining ROOM.

A front section adjacent to the entrance is unused with scope to convert to a self-contained letting unit.

OWNERS ACCOMMODATION

Comprised in two flats

MAIN FLAT

Three DOUBLE BEDROOMS one of which is currently used as an OFFICE. LOUNGE/DINING ROOM. First floor BATHROOM with over bath shower. Staircase leads to the ground floor level where there is a modern KITCHEN and a second BATHROOM.

FLAT TWO

A smaller sized flat with SITTING ROOM, DOUBLE BEDROOM, SHOWER ROOM and a STOREROOM.

LETTING ACCOMMODATION

At first floor level and providing three twin or double sized BEDROOMS all of which have EN-SUITE SHOWER ROOMS. The letting accommodation is furnished with modern pine furniture.

A further first floor level area is used for STORAGE. It also accommodates the solar panel controls but would be ideal to convert to further letting rooms or a self-contained holiday flat.

EXTERNAL

The Sportsman Inn stands within 2.2 hectares (5.22 acres). The property is set back from the road from a FORECOURT. There is access either side of the property. Most of the ground is occupied by two fields, both being in excess of two acres with a third PADDOCK also used as an overspill CAR PARK able to accommodate horse boxes and coaches. A six box L shaped timber STABLE block has been built and incorporates a TACK ROOM. This is also served by a substantial timber constructed BARN/TRACTOR HOUSE. Mature lawned BEER GARDEN. GENERATOR HOUSE with backup generator. Across the road is a CAR PARK from which there are panoramic views of Exmoor National Park.

The left paddock behind the property development is underway of an EE 4G & Emergency Communications Mast with Openreach Fibre connectivity to the site. This will give the future owners the benefit of uninterrupted 4G mobile access and the possibility of fibre connectivity to the property in the near future. Proposed completion date is November 2023.

THE BUSINESS

In the present ownership since 1995. The present owners are beyond retirement age and decided not to reopen after the COVID shut down in 2020. Prior to this the Sportsman Inn has been a well-known Exmoor National Park free house noted for its carveries and charity supporting quiz nights. The Sportsman Inn also hosted skittle and pool teams

This is a substantial property in large grounds and offers considerable scope for new owners to bring the property and facilities into the modern day and capitalize on its vast potential.



TENURE & PRICE

FREEHOLD £565,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

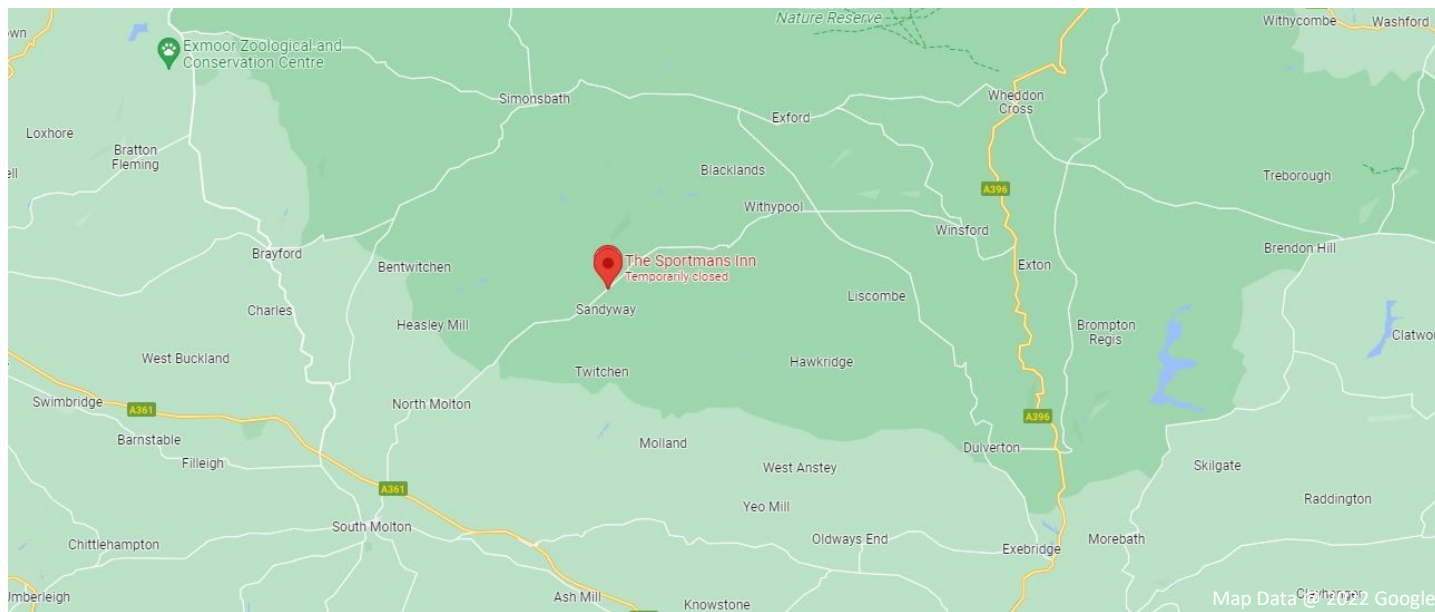
A full Premises Licence is held.

SERVICES

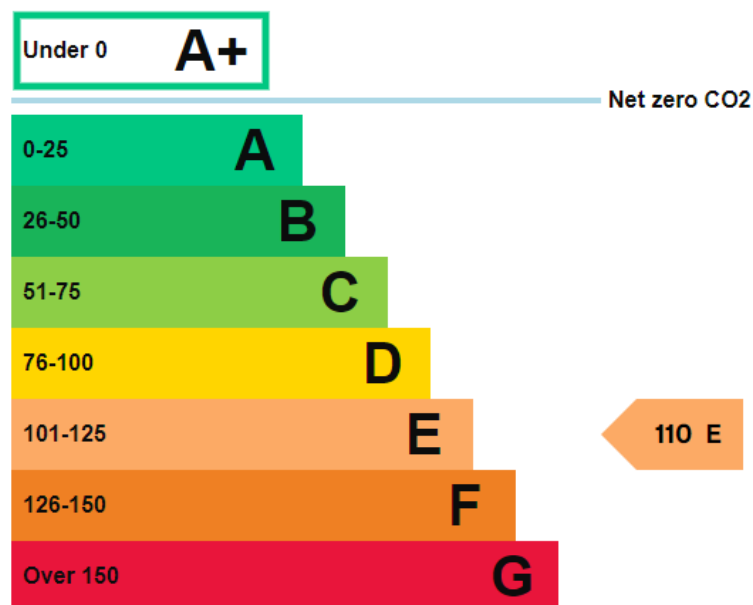
Mains electricity. Water is from a bore hole located in the paddocks. Septic tank drainage. The Sportsman Inn introduced solar panels in 2016 which now produces a valuable income.

Local Authority: Somerset and West Taunton County Council

Rateable Value: £8,100



This property's current energy rating is E.



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