



Rose & Crown

Sandford, Crediton, Devon, EX17 4NH

Freehold £450,000

- Devon freehouse in desirable, vibrant village
- Well presented interconnecting bar and dining area
- Spacious, four bedroom flat
- Outbuilding and large car park
- Trade garden and garden bar
- Private garden

Ref: 92153

01752 234180

devoncornwall@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Rose and Crown is a substantial property occupying a roadside position close to the centre of Sandford. This is a commanding property built of brick with timbered and gabled elevations.

Sandford is a highly desirable and vibrant village which is home to a community owned Post Office and shop, a primary school and two public houses. Local football and cricket teams play on the nearby recreation ground. A cycle/footpath connects the village to the adjoining town of Crediton, accessed from the Millennium Green which includes a flower meadow and herb gardens.

Sandford has a population of over 600 people, whilst Crediton (approximately one mile away) has a population of approximately 8,000. Crediton has a railway station with trains running regularly to the city of Exeter (nine miles distant). Bus routes through Sandford provide regular services to Exeter and Crediton.

TRADE AREAS

Front corner and rear entrances into the MAIN BAR, which is U shaped with mock timber ceiling beams, painted dado panelling, stone fireplace with inset stove (not used) and furnishings including fitted carpet, dark polished tables, leather upholstered chairs and upholstered benches. Painted panel fronted bar servery counter with polished top and canopy over, and brick effect, mirrored back bar.

The main bar seats approximately 42 with a further 24 in the semi-informal RESTAURANT which adjoins. Rear HALLWAY with access to the catering KITCHEN with a range of stainless steel equipment and safety floor. LADIES' AND GENTLEMEN'S TOILETS. COFFEE PREP AREA to the side of the servery.

OWNERS ACCOMMODATION

At first floor level, being particularly spacious and well presented with four DOUBLE BEDROOMS. This includes the master bedroom with fitted wardrobes and EN SUITE BATHROOM with over bath shower and fitted cupboards. One of the other bedrooms also has fitted wardrobes. Double aspect SITTING ROOM. KITCHENETTE. Large SHOWER ROOM and a separate WC.

EXTERNAL

Side DRIVEWAY to the CAR PARK which has space for approximately 25 vehicles. This area currently includes a timber constructed GARDEN BAR with side seating area. Large, mature LAWNED BEER GARDEN with table and bench sets for approximately 60. Large, timber SHED with two sets of double doors integral, electric power supply and a concrete floor. A further OUTBUILDING has been renovated to become a UTILITY ROOM with laundry.

A PRIVATE GARDEN is located separately at a higher level.

THE BUSINESS

The Rose and Crown has been in its present ownership since January 2009 and is a well presented, country village freehouse popular with both villagers and residents of other towns and villages. It is supported by local football and cricket teams and is also used by the Young Farmers. Prior to Covid-19, the business had a turnover of approximately £173,000 per annum. Since Covid restrictions were lifted, the present owners have chosen to open limited hours only: Thursday to Saturday between 18:00 and 23:00 and Sunday from midday to approximately 19:00. New owners would have the opportunity to expand the business's opening hours.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water, electricity and drainage. Bulk propane gas for cooking and central heating. There are two boilers serving the central heating system.

Rateable Value: £3,850 as at 1 April 2023

Local Authority: Mid Devon District Council

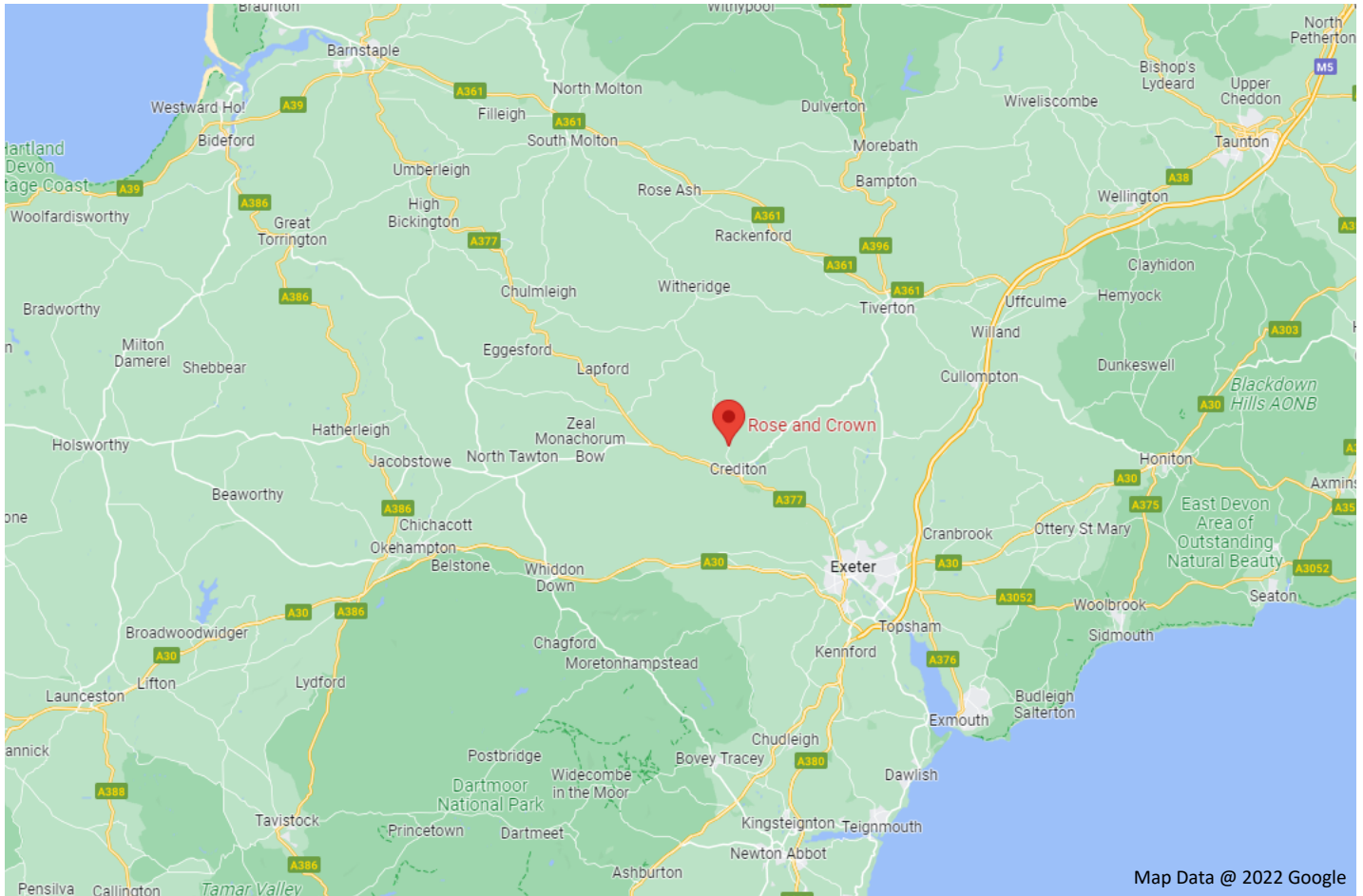


TENURE & PRICE

FREEHOLD £450,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

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

Viewing strictly by appointment only.



EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635

BUSINESS MORTGAGES
01834 849795
We can help with arranging funding for
your purchase of this or any other
business.

UTILITY HELPLINE
01432 378690
Some of our clients have saved as much as
46% off their gas and electricity bills with
our impartial price comparisons