



**HIGHLY REFURBISHED COUNTRY PUB WITH PURPOSE BUILT LETTING ACCOMMODATION JUST 4 MILES FROM REGIONAL CENTRE OF BARNSTAPLE**

**KNOWN AS**

**THE HUNTERS INN, NEWTON TRACEY, BARNSTAPLE, NORTH DEVON, EX31 3PL**

## For Sale By Private Treaty Subject to Contract

- ***Traditional village centre inn with commercial prominence***
  - ***Main lounge bar and 2 restaurant areas offering approximately 140 covers***
  - ***Newly built breakfast room / coffee / reception area***
  - ***Commercial kitchen with much recently purchased***
- ***3 bedroomed owner self-contained flat with kitchen / diner and lounge***
  - ***On site car park***
- ***Purpose built 6 en-suite bedroomed letting accommodation, constructed 2021, solar panels and air sourced heat pump***

**PRICE: £695,000 Freehold to include trade fixtures, fittings and equipment and the goodwill of the business plus SAV**

### **LOCATION**

4 miles Barnstaple; 38 miles Junction 27 on the M5 Motorway; 3 miles from the North Devon Link Road; 4 miles from Downstream Bridge relief road. A rural village location just 3 miles from a Sainsburys superstore.

### **THE PROPERTY AND CONSTRUCTION**

Parts of the property date back to the 19<sup>th</sup> 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. 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. The public areas have been significantly refurbished over the last couple years and provide lounge bar, snug, restaurant, carvery servery and seating as well as a function suite / breakfast room completed in 2021. Much of the commercial kitchen has been upgraded during this time as well. In total the premises provides inside covers for approximately 140 plus bar seating. At first floor level is owners' accommodation, refurbished in 2023, and consists of character lounge/kitchen/diner as well as family bathroom and 3 bedrooms. In addition to the main public house, Hunters Lodge was developed in 2020 / 2021 which consists of a modern 2 storey building providing 6 well appointed en-suite letting bedrooms. Hunters Lodge is serviced by solar panels and under floor heating via an air source heat

pump. Further outside space for the commercial parts include private driveway, car parking and beer patio.

### **THE PROPOSAL**

Our clients are inviting offers for the Freehold interest.

### **THE BUSINESS**

The business is operated by a husband and wife partnership, one in the kitchen and one front of house, with a team of staff including chef, trainee chef, 4 part time KP's, 3 part time bar staff and a bar manager plus occasional staff. The business has a good food following with a general Sunday carvery catering for 200 in a day with celebration days such as Mother's Day seating 440 in one day, with quiz and bingo nights also providing a good level of pre-booked orders. General operating hours for food are midday – 2pm for lunch service and 5.30pm – 8pm for dinner service, with extended hours for Sunday carvery. 2023 yearend accounts are expected to be available soon with an estimated turnover of £700,000. These figures exclude the letting accommodation which is currently over seen by a separate company. It is thought there is considerable scope to increase the letting accommodation trade as at present breakfast is not offered as an option for the majority of the week.

### **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

#### HUNTERS INN COMMERCIAL PARTS

Central service corridor

#### SNUG / PUBLIC BAR

17'8 x 13'10 (5.40m x 4.20) Beamed ceiling, tiled floor, brickwork fireplace with wood burner, window seat, radiator heating, covers for 18, return bar servery with assorted draught fonts, cocktail pump, vinyl flooring, glass washer, till system, 2 x double chillers, optics shelving, stainless steel wash hand basin, coffee machine (rented)

#### DINING AREA

38'2 x 25'0 (11.35m x 7.60m) L' Shaped, return bar servery from snug, carpet, second till entry system, former bread oven and stonework fireplace with stone hearth, beamed ceiling, radiator heating, covers for 40

#### LADIES / DDA TOILET

Low level w.c., wash hand basin

#### GENTS TOILETS

2 x urinals, low level w.c., wash hand basin

#### CARVERY / RESTAURANT

50'11 x 12'1 (15.50m x 3.70m) Timber wainscoting, carpet, radiator heating, beamed ceiling, covers for 36, twin carvery station

#### FUNCTION ROOM

Constructed in 2021, 39'8 x 16'0 (12.10m x 4.85m) Beamed A'frame ceiling, tiled floor, covers for 40, heating system, double glazed patio doors overlooking patio area, Velux windows

#### OFFICE

#### COMMERCIAL KITCHEN

6 burner gas oven, extractor system, Rational oven, Lincat combi, microwaves, eye level grill, tiled floor, dish washer, double deep fat fryer, potato

rumbler, stainless steel wash hand basin, walk in fridge, walk in freezer, adjoining **dry store**

#### CELLAR

Computerised system, assorted cooling equipment, lines etc, ice machine

#### PURPOSE BUILT KITCHEN EXTENSION

24'0 x 14'3 (7.32m x 4.34m) Two trade access points, tiled walls and floor, stainless steel central work surfaces, free standing stainless steel equipment throughout, 8 pot bain marie plus hot cupboards, Rayburn, commercial 6 burner oven, extractor canopy, deep fat fryer, wall mounted microwaves, free standing Convotherm oven, separate wash-up area designed and ranged for

#### PRIVATE ACCOMMODATION – FIRST FLOOR

##### OPEN PLAN KITCHEN / DINER

30'0 x 12'3 (8.10m x 3.75m) Vaulted ceiling, fitted kitchen (2023) with eye and base units, worktops, oven, inset hob, sink unit, radiator heating. This area is utilised as a family living space suitable as open plan lounge / kitchen / diner

Central hallway with range of built in storage cupboards

##### BEDROOM 1

17'6 x 9'3 (5.33m x 2.82m)

##### BEDROOM 2

9'6 x 9'0 (2.90m x 2.74m)

##### FAMILY BATHROOM

##### BEDROOM 3

15'1 x 7'0 (4.59m x 2.13m)

##### HUNTERS LODGE

Purpose built in 2021, en-suite accommodation over two floors, with solar panels providing electricity and air source heat pump providing heating. There are **3 en-suites bedrooms** at ground floor level and **3 en-suite bedrooms** on first floor. Each bedroom is approximately 19'2 x 11'3 (5.85m x 3.40m) plus en-suite. Within Hunters Lodge there is also a **Plant room** and **Laundry room**

##### OUTSIDE

The property enjoys a rural southerly aspect with views over rolling Devon countryside. There is a tarmac car park for approximately 50 cars with external lighting and EV charger points. To the front and side of the function suite are two external seating areas with picnic style bench seating and tables.



#### **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.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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#### **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  
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