



Well presented and well regarded character village inn set in around 0.6 of an acre and offering 4 En-Suite Letting Bedrooms, Character Bar Areas (32+), attractive Dining Room (43), well equipped Commercial Catering Kitchen with ancillary and backup facilities, Owners Family Sized 3/4 Double Bedroom Private Accommodation, Car Parking for 50 vehicles, Beer Garden and Covered Patio Terrace Areas (50+). Undoubted opportunities to develop all aspects of the trade still further.

**THE BUTTERLEIGH INN
BUTTERLEIGH, CULLOMPTON, DEVON, EX15 1PN
FREEHOLD: £550,000 REF: 4758**

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THE PROPERTY

The Butterleigh Inn is a substantial character detached village inn with grounds which extend to around 0.6 of an acre. The Butterleigh Inn was substantially extended in 2004 and consequently the business is presented and furnished to a high standard throughout and offers 4 En-Suite Letting Bedrooms, attractive interconnecting character Bar Areas (32+), Dining Room (43), well equipped Commercial Catering Kitchen with ancillary and backup facilities and a spacious family sized Private Owners Accommodation with Sitting Room, 3 Double Bedrooms, Office/Bedroom 4 and 2 Separate Shower Rooms. The grounds extend to around 0.6 of an acre and incorporate extensive Customer Car Parking for around 50 vehicles, a Covered Trade Patio Terrace Area with seating for 20 plus customers and a Lawned Beer Garden with seating for 30. The Butterleigh Inn is a well regarded and well presented country village inn and a viewing is strongly recommended in order to fully appreciate the quality and standards inherent throughout all aspects of this flexible and versatile property, which still offers potential for future growth in business levels.



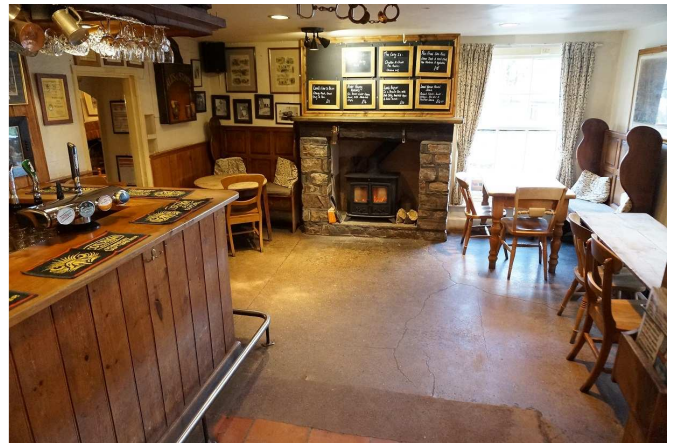
SITUATION

The Butterleigh Inn is situated in the well regarded Mid Devon village of Butterleigh, in the sought after Exe Valley. The village has a very active community of which The Butterleigh Inn is the focal point. Butterleigh is just 3 miles from Tiverton and therefore benefits from the locality fee discount at the renowned Blundells Independent School. The market town of Cullompton and Junction 28 of the M5 motorway is approximately 3 miles to the east and the Cathedral and University City of Exeter is around 12 miles to the south.

INTERNAL DETAILS

Main customer entrance door to front leading from the covered patio terrace area into **Main Bar** an attractive character room with part tiled and part polished concrete flooring, part wood panelled walls, feature fireplace with inset woodburning stove, wall mounted menu boards, darts oche area, range of free standing

wooden tables, chairs, bar stools, settles and window seating for 15 customers plus adequate standing room. Through into **Old Bar** a continuation in theme, character and ambience, with polished concrete flooring, exposed ceiling timbers, feature Inglenook fireplace with inset woodburning stove, free standing wooden tables, chairs, bar stools, settles and window seating comfortably for 17 customers.



Central Bar Servery serving both bar areas, being timber fronted with a hardwood counter and fitted with associated back bar fittings, display shelving and optics with double glass fronted bottle fridge, glasswasher, sink unit, EPOS touch screen cash register with printer link to kitchen. Beyond the bar there is access through to the **Dining Room** again an attractive room with carpeted flooring, exposed ceiling timbers, feature old stove, part wood panelled walls, mobile carvery unit, range of free standing wooden tables and chairs comfortably seating 43 customers.



Timber fronted **Waitress Station Area** with upright glass fronted bottle fridge. **Preparation Area** with range of base cupboards, complimentary worksurface and wall shelving, filter coffee machine and under counter fridge. **Beer Cellar** temperature controlled. **Store Room** with shelving, ice machine, washing machine, tumble dryer, stainless steel sink unit and oil-fired boiler with door to rear. **Bottle/Spirit Store**. **Commercial Catering Kitchen** with part tiled and part

concrete flooring, part tiled, part stainless steel and part wipe clean clad walls, being fully equipped to a high standard with an extensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over, Coven combi oven, 6-burner range, eye level grill, double table top deep fat fryer, range of stainless steel base cupboards with stainless steel worksurfaces over, stainless steel wall cabinets, stainless steel sink unit, 2 commercial microwave ovens, 2-door commercial under counter fridge unit, lit serving gantry, extensive stainless steel worksurfaces, twin deep bowl stainless steel sink unit, commercial dishwasher, plate warming cabinet with built in bain-marie, upright commercial freezer, **Walk-in Fridge** and door to rear. **Dessert Preparation Room** with 3 chest freezers, stainless steel worksurfaces, wall shelving, upright fridge and commercial microwave oven.



LETTING ACCOMMODATION

The Butterleigh Inn currently offers 4 en-suite letting bedrooms which are well equipped, having remote control flat screen colour televisions, tea and coffee making facilities, hairdryers, complimentary wi-fi and traditional solid pine furniture. The letting bedrooms briefly comprise:- **Bedroom 1** a good sized letting bedroom with aspect to rear and **En-Suite Shower Room**. **Bedroom 2** a double letting bedroom with aspect to rear and **En-Suite Shower Room**. **Bedroom 3** a twin letting bedroom with aspect to the rear and **En-Suite Shower Room**. **Bedroom 4** a good sized twin letting bedroom with aspect to the rear and **En-Suite Shower Room**.

OWNERS ACCOMMODATION

Situated on the first floor and being self-contained from the letting accommodation, is the spacious family sized owners apartment which briefly comprises:- **Living Room** a good sized room with windows to the front, feature fireplace with woodburning stove. **Bedroom 1** a good sized double room with aspect to the front and access to **Dressing Room** (previously a child's bedroom/nursery) with aspect to the side.

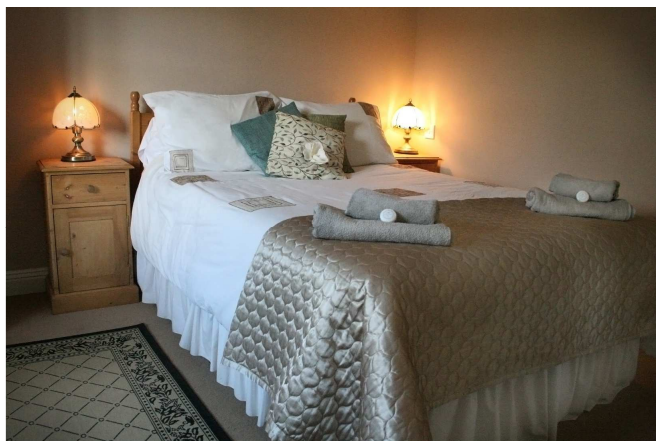
Office/Bedroom 4 with aspect to the side. **Shower Room** with WC. **Bedroom 2** a good sized double bedroom with aspect to the front. **Bedroom 3** a double bedroom with aspect to the side. **Shower Room** with WC. The owners accommodation could be reconfigured to offer an additional family letting suite if so desired and subject to individual requirements.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.



EXTERNAL DETAILS

The grounds extend to 0.6 of an acre and incorporate an extensive **Customer Car Park** for around 50 vehicles. A pedestrian access to the front of the inn leads to a **Covered Customer Seating Terrace Area** which runs the full length of the front of the pub offering seating for 20 plus customers and which gives access to the main front door of the pub as well as to the **Ladies, Gents & Disabled WCs**. From the covered area, there is access to the **Lawned Beer Garden** with wooden picnic benches providing seating for 30 customers.



THE BUSINESS

The Butterleigh Inn is well presented throughout and trades as a country village inn and destination freehouse offering food and letting accommodation. Located in an extremely popular part of Devon, The Butterleigh Inn is a traditional character country inn which serves the local village as well as many

surrounding villages, hamlets and towns in the area and also attracts tourist trade, particularly during the busy summer months. The Butterleigh Inn is well supported by the community and has a reputation for freshly prepared home made food using quality local produce wherever possible. The pub also has a popular Sunday carvery. The inn is a previous winner of the CAMRA Pub of the Year title and has recently celebrated 30 consecutive years in the CAMRA Good Beer Guide. The inn is also featured in the AA Pub Guide. The business benefits from impressive levels of goodwill and regular repeat custom and the letting rooms attract a steady stream of custom, although these have not been actively promoted or advertised by our clients. The business has its own website www.butterleighinn.co.uk but our clients do not make use of any online accommodation booking websites. Our clients have owned the business for 10 years and the sale of The Butterleigh Inn represents an excellent opportunity to purchase a well regarded country village inn and restaurant with letting accommodation and spacious family sized owners accommodation. The Butterleigh Inn is undoubtedly a special place to live and work and a viewing is essential in order to fully appreciate all that this quality business and property has to offer.



TRADING INFORMATION

Accounts for the year ending 31 March 2016 show sales of £205,661 net of VAT, with an approximate split of trade being 50% wet sales, 45% food sales, and 5% accommodation sales. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The current opening hours are midday until 2:30pm Tuesday to Sunday and 6:00pm until 11:00pm Monday to Saturday. The business is closed on a Sunday evening, on Monday lunchtime and no food is offered on Monday evenings.

CURRENT STAFFING

The business is run by our clients with the assistance of

a full-time chef and various part-time/casual members of staff as trade levels dictate.

POTENTIAL

Our clients advise us that there is tremendous potential to develop all aspects of the trade still further and for future growth in business levels, particularly by hands on operators, increasing the opening hours, especially during the busy holiday periods. There are also undoubtedly opportunities for further promotion of the letting accommodation, particularly by making use of well known online accommodation booking websites and also social media opportunities.

EPC

Requested, to be confirmed.

RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES

All mains services with the exception of mains gas are connected to the subject property. LPG is used for cooking and oil is used for central heating.

PRICE & TENURE

£550,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.