



Impressive and beautifully restored detached 17th Century Devon village inn and restaurant with 8 high quality En-Suite Letting Bedrooms. Refurbished to an exceptionally high standard throughout and offering a stunning business opportunity with Character Bar, Lounge and Restaurant Areas (65+), Commercial Catering Kitchen with ancillary facilities, Al Fresco Seating Area for 76, Barn/Double Garage and off-road Car Parking for 10+ vehicles. The business boasts an impressive turnover and extremely strong profits, and still offering much potential, particularly for hands on owner operators. Stunning and very special business opportunity which warrants an early viewing appointment.

**THE RAMS HEAD INN & COUNTRY HOTEL
SOUTH STREET, DOLTON, DEVON, EX19 8QS
FREEHOLD: £625,000 REF: 4817**

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THE PROPERTY

The Rams Head is a substantial, impressive and imposing detached character Devon village inn. Originally a Devon longhouse with origins dating back to the 17th Century, The Rams Head is Grade II Listed and is presented to an exceptionally high standard throughout having been the subject of a fastidious programme of refurbishment and improvement in recent years. The inn is renowned for its ambience and character, retaining much of the original charm within a superior trading environment. This high quality destination village inn and restaurant is highly regarded for its award winning food and letting bedrooms and briefly comprises:- Main Bar (27+), Lounge & Dining Area (16), Restaurant (22), Commercial Kitchen with ancillary facilities and 8 high quality En-Suite Letting Bedrooms. Externally, the Inn has Al Fresco Seating to the front and rear for around 76 customers, Customer Car Park for around 10 vehicles and a Double Garage/Storage Barn. The Rams Head is a highly regarded and exceptionally well presented and most profitable quality country village inn and a viewing is strongly recommended in order to fully appreciate the exceptional quality and standards inherent throughout all aspects of the property. Potential exists to reconfigure the letting accommodation to provide owners live in accommodation.



SITUATION

The Rams Head Inn is situated in the centre of Dolton, a popular Devon village and self-contained rural community. Set among the rolling hills and countryside of Mid Devon, Dolton is an active village community. Lying between the Exmoor and Dartmoor National Parks, The Rams Head Inn is also around 13 miles from the stunning North Devon coastline with exciting surf beaches and coastal footpaths, whilst for anglers the Rivers Taw and Torridge are close by. The Inn is situated just one mile from the award-winning Stafford Moor Course Fishery. Dolton is situated in the picturesque Torridge Valley, well known for its delightful unspoilt scenery, walking on the Tarka Trail, riding and other outdoor pursuits. The Rams Head Inn draws clientele from the village community as well as from the surrounding villages and hamlets. Other distances include:- Okehampton (13 miles), Torrington (8 miles), Barnstaple (12 miles) and Exeter (26 miles).



INTERNAL DETAILS

Main customer entrance door to the front leading from forecourt car park into **Entrance Vestibule** with flagstone flooring. Stairs to first floor and door into **Main Bar** an attractive character room with stripped wood flooring, painted and exposed ceiling timbers, feature fireplace with inset woodburning stove, range of freestanding tables, comfy seating, low stools, bar stools, window seating and settles comfortably for 27 customers plus adequate standing room. Substantial timber fronted and polished timber topped **Return Bar Servery** fitted with associated back bar fittings, optics and display shelving with tiled flooring, EPOS touch screen cash register with printer link to kitchen, stainless steel sink unit, coffee machine, glasswasher, stainless steel sink unit, double glass fronted bottle fridge, single glass fronted bottle fridge. **Hotel Reception Area** with booking system etc.



Lounge/Dining Room again an attractive character room, being open plan from the main bar with flagstone flooring, feature fireplace with inset woodburning stove, painted ceiling timbers, exposed and painted wall timbers, range of free standing wooden tables, chairs, window seating and formal seating for around 16 customers. **Grey Room Restaurant** again another attractive character room with carpeted flooring, predominantly exposed stone walls, feature fireplace with inset woodburning stove, painted ceiling timbers, range of freestanding tables and upholstered chairs comfortably seating 22 customers.

Further entrance door to front. **Beer Cellar** on the ground floor. **Ladies & Gents WCs**. **Commercial Kitchen** with tiled flooring, part tiled and part stainless steel clad walls fitted with a range of commercial catering equipment to include:- extraction system with stainless steel canopy and gas interlock, commercial gas range, warming cupboard, warming lamps, Rational combi oven, stainless steel wall shelving, 3-door commercial under counter fridge unit, 2-door and 2-draw commercial under counter fridge unit, flat top plancha, twin table top deep fat fryer, commercial microwave oven, 3-drawer and 1-door under counter commercial fridge unit, **Wash Up Room** with fully wipe clean clad walls, twin deep bowl stainless steel sink unit, commercial dishwasher, stainless steel workbenches with shelving below, racked shelving and fridge. **Utility Room/Store Room** with wall shelving, washing machine, dryer, hot water tank and door to side. **Staff WC**. **First Floor Office** with separate **Show Room** offering potential to create a ninth letting bedroom if so desired.



LETTING ACCOMMODATION

The business currently offers 8 individually designed high quality en-suite letting bedrooms furnished to an extremely high standard with remote control colour televisions, hairdryers and hospitality trays. The bedrooms are all well proportioned and characterful in keeping with the property and briefly comprise:- **Lovistone Suite** a family room (3) on the first floor with a double and a single bed and an **En-Suite Bathroom** with **Separate Shower**. **Laundry Room**. **Beaford Room** a twin room on the first floor with an **En-Suite Shower Room**. **Stafford Suite** a family room (3) on the first floor with double bed and single bed and an **En-Suite Bathroom** with shower over bath. **Northcott Suite** a double room on the first floor with an **En-Suite Bathroom** with shower over bath. **The Huish Room** a double room on the first floor with an **En-Suite Bathroom** with shower over bath. **Cherubeer Suite** a double room on the first floor with an **En-Suite Bathroom** with shower over bath. **Halsdon Suite** a kingsize double bedroom on the ground floor with feature fireplace and an **En-Suite Shower Room**. **Brightly Room** a family room (3) on the ground floor with a double bed and a single bed and an **En-Suite Shower Room**. Independent guest entrance to the front giving access to the letting bedrooms.



OWNERS ACCOMMODATION

The **Merton Room** is currently used as an office but with potential to be turned back to another first floor letting bedroom with a **Private Shower Room** along the corridor. The Inn originally had 5 letting bedrooms and the previous owner converted the owner's accommodation to provide the additional letting rooms. Dependent upon individual requirements, the letting bedrooms could be reconfigured and reinstated to provide owners accommodation. Our client rents a property in the village.

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 Rams Head Inn is a substantial and imposing detached village centre property which benefits from a private **Forecourt** to the front of the premises providing **Customer Car Parking** for 10 plus vehicles and **Al Fresco Picnic Bench Seating** for 16 customers. To the side of the property is a **Double Garage/Storage Barn** with storage space with 2 commercial freezers and a commercial fridge. To the rear of the property is a **"Secret Garden"** being fully enclosed with raised flowerbeds providing an attractive and private **Patio Trade Terrace**, being part covered with a **Barbecue Area** and providing al fresco seating for approximately 60 customers.

THE BUSINESS

The Rams Head Inn is a renowned and extremely successful award winning high quality Devon village inn which is well regarded and boasts an impressive reputation. Exceptionally well presented throughout, the business benefits from excellent levels of regular, year round trade, being particularly well regarded for its high quality freshly prepared food using the finest available seasonal local produce, set within a highly impressive, attractive character property. The Rams Head Inn has been extensively refurbished and painstakingly restored throughout to meet modern day standards in recent years. Leaving almost no stone unturned in the fastidious refurbishment of this most impressive property. The high quality letting bedrooms attract guests from around the world and The Rams Head Inn has received numerous accolades including TripAdvisor Travellers' Choice Award, and a 5 Star Food Hygiene rating. The business has its own website www.ramsheadinn.co.uk which in turn is linked to a number of high profile accommodation booking websites. The sale of The Rams Head Inn represents an excellent opportunity to purchase a well regarded country village inn and restaurant with high quality letting accommodation, the like of which seldom comes to the market. The Rams Head Inn is undoubtedly a very special place to live and work and a formal viewing appointment is essential in order to fully appreciate all that this exceptionally high quality business and property has to offer.



TRADING INFORMATION

Accounting information provided for the year ending March 2022 show net sales of £393,856 with an impressive net profit of £138,641. Detailed trading information can be made available to interested parties following a formal viewing appointment.

CURRENT STAFFING

The business is run by our client, a single working proprietor with the assistance of 1 full-time and upto 11 part-time members of staff. Details are available on request.

POTENTIAL

Our client advises that there is potential to develop all aspects of the business still further and for continued growth in trade levels, particularly by focused hands-on

owner operators maximising all available income streams and building upon the impressive levels of trade already established.



EPC

Listed property and therefore exempt.

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 main services with the exception of mains gas are connected to the subject property, LPG is used for cooking.

PRICE & TENURE

£625,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk

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, please contact us for a list of our approved brokers.

