



For Sale

Guide price of **£545,000**

Rams Head Inn, South Street, Dolton, Devon, EX19 8QS

0.16 Acres
(0.06 Hectares)

Summary

- Attractive grade II listed village Inn
- Complete refurbishment to extenuate the traditional charm and character
- Public bar, dining room and separate restaurant
- 5 Letting bedrooms
- 2/3 bedroom owner accommodation
- Customer parking and beer garden
- A successful trading concern with future upside
- 0.16 Acres

Location:

Dolton is an attractive Devon village with a last reported population of 900 within a range of similar size villages in West Devon. A traditional rural Devon location there is much to enjoy with country pursuits of walking, horse riding and fishing, alongside cycling (the Tarka Trail passes the village) with the North Devon coast within 15 miles. Okehampton (13 miles), Torrington (8 miles), Barnstaple (12 miles) and Exeter (26 miles).

Description:

An attractive Grade II Listed village inn with parts understood to date from the 17th century and remodelled in the 19th century. The Ram's Head is presented in excellent order throughout and provides for characterful trading areas and accommodation. The property is of stone construction with painted elevations of two storeys within the village centre. The business has been run by the current owner from 2018 within which time they have undertaken a root and branch refurbishment of the venue and created a popular and sought after venue. Whilst the business has a strong offer, the current owner has pared back on trading hours and reduced the number of letting rooms available - this can be re-established simply in order to improve trade and profitability, particularly under a couple's ownership.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	hectares	acres
Total	0.06	0.16

Customer entrance to lobby with stairway to first floor letting bedrooms. Public bar (7.8m x 7.2m) with stripped wood flooring and wooden bar server. Attractive stone fireplace with inset wood burner (not tested). Space for 10 covers. Access to rear beer garden, restaurant and dining room. The dining room (5m x 4.5m) is open plan to the public bar, with flagstone stone style flooring, exposed ceiling beams, inglenook fireplace with wood burner (not tested) and provides space for 16 covers. Restaurant (5.4m x 5m) with stone fireplace with wood burner (not tested) and part exposed walls with separate entrance (if required) and space for 20 covers. Access to customer toilets.

Accessed via the bar there is a beer cellar (4.8m x 1.6m) and Kitchen (5.3m x 2.6m) fitted with commercial equipment and extraction (not tested). Wash room (4.2m x 2.8m) leading to utility (2.9m x 1.8m average) with side access door, access to rear store, WC. Hot water cylinder.

The owner currently utilises three of the potential 8 letting bedrooms for their own occupation, two of which are on the ground floor with independent access and internal stairway to the first floor where there is a further en suite bedroom and separate shower room. Ground floor lounge/ letting bedroom 'Halston Suite' (4.5m x 4.2m) with en suite shower room. 'Brightley' (4.4m x 2.7m) with ensuite shower room. 1st floor landing with access to the main letting bedrooms, shower room WC and bedroom (4.5m x 3.2m average and to include bath en suite).

The remaining bedrooms are accessed via a landing with store and comprise: 'Livingstone' (5.2m x 3.5m) a double bedroom with ensuite double shower. 'Blaford' (3.6m x 3m) a twin bedroom with double shower ensuite. 'Stafford' (4.6m x 1.2m to head height) a twin bedroom with bath ensuite. 'Merton' (2.9m x 2.1m) a large store room with no ensuite and used as optional single bed as required. 'Northcott' (3.6m x 3.5m) a double bedroom with bath ensuite. 'Huish' (3.4m x 2.8m minimum) a double room with bath ensuite.

To the rear of the building is an enclosed terrace beer garden with space for 6x6 seater benches and 2x2 seaters. Open storage area and enclosed store (6.3m x 4.2m) with side access. The front provides space for a further 4 x 6 seater benches and customer parking for 10 vehicles.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Planning:

Sui generis for pub and restaurant use. Within the Dolton conservation area and grade II listed.

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £13,5000, which would qualify for small business rates relief depending on the owners circumstances.

Interested parties are advised to confirm the rating liability with Torridge council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold land and buildings to include the business goodwill and trade inventory is available with a guide price of £545,000. Stock is available separately on sale and at valuation. TUPE will apply.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

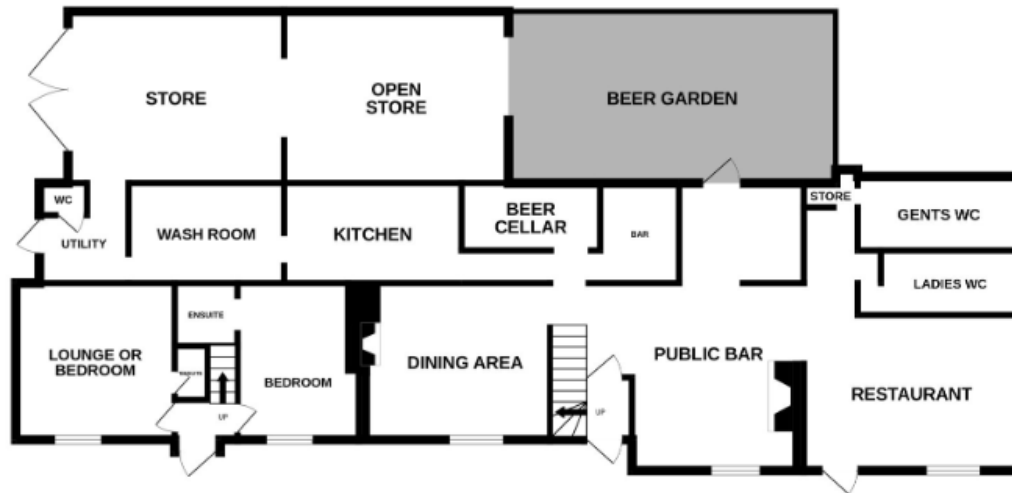
All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

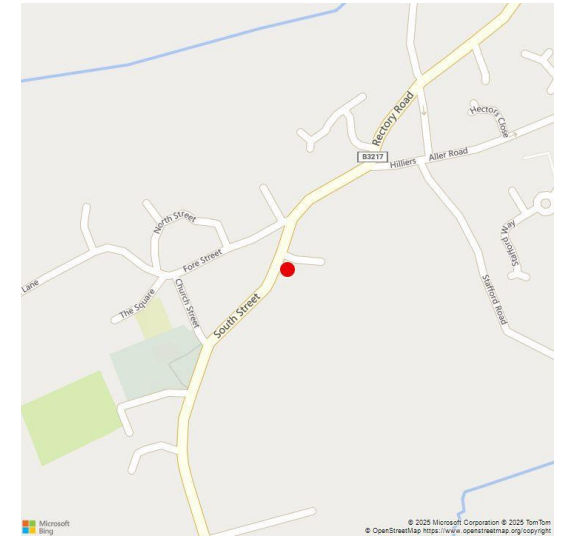
For further information or to arrange a viewing please contact the sole agents.



GROUND FLOOR



1ST FLOOR



CONTACT THE AGENT

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