

FOR SALE

Fingle Bridge Inn

Drewsteignton, Exeter, Devon EX6 6PW

Landmark riverside Inn in a unique Dartmoor National Park setting. 0.92 Acres (0.37 Hectares)

Vickery Holman
Property Consultants

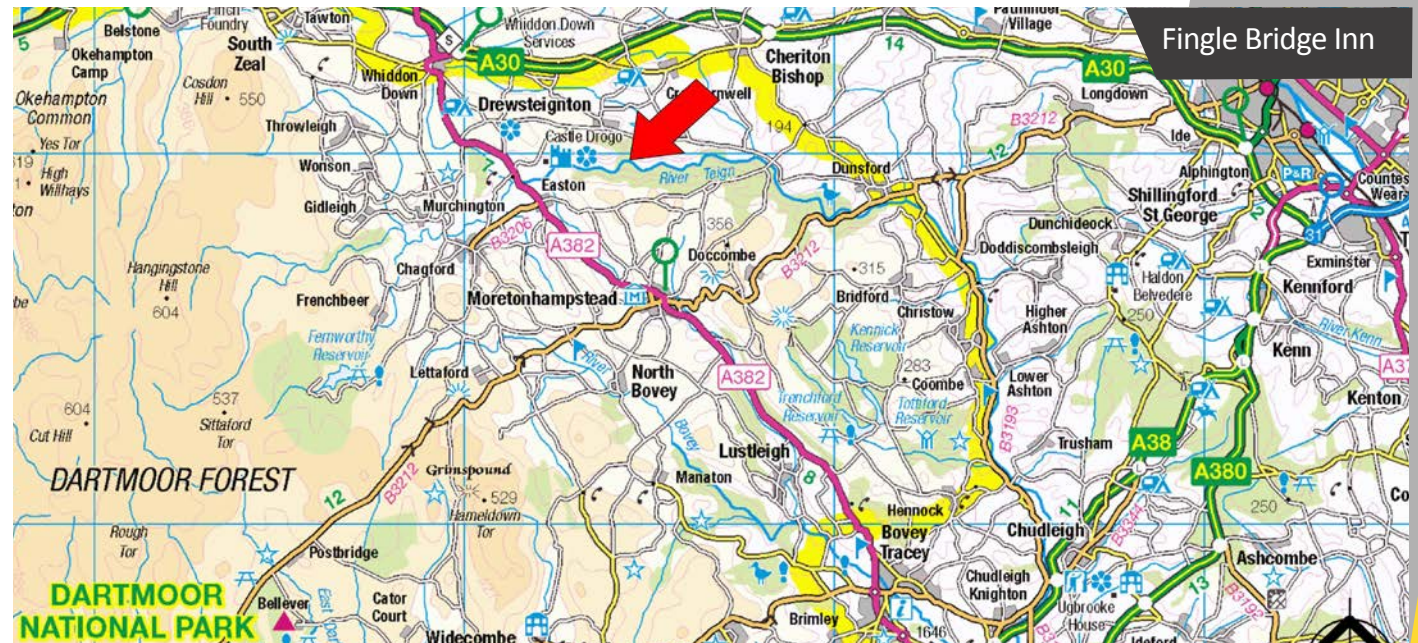


Bettesworths 

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- First time ever on the open market.
- Over 125 years of continuous hospitality history.
- Landmark riverside Inn in a unique Dartmoor National Park setting.
- Highly successful, profitable business with scope for weddings, events and extended trading.
- Extensive inside and outside trading areas.
- Substantial owner's accommodation, with flexible options for family use or letting.



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Location

The Inn occupies a stunning position on the banks of the River Teign, immediately beside the 17th-century Grade II* listed Fingle Bridge. Set within a dramatic wooded gorge, the building is surrounded by ancient woodland protected by both the National Trust and Woodland Trust. It is an environment of rare natural beauty, where rushing water, wooded hillsides and a timeless stone bridge create one of Dartmoor's most photographed views.

Despite its sense of seclusion, the Inn is conveniently located just ten minutes' drive from the A30 at Whiddon Down or Cheriton Bishop. This accessibility, combined with its beautiful setting, makes it a natural magnet for visitors. The Inn is a key stopping point on many of Dartmoor's most celebrated walks, drawing ramblers and families in large numbers, while the nearby National Trust estate of Castle Drogo provides another strong pull for tourists year-round.

Importantly, the property sits within both Dartmoor National Park and a designated National Landscape (formerly AONB). Planning protections mean that no new hospitality businesses can be created in this environment, giving the Fingle Bridge Inn an exclusivity that cannot be created in the proximity.



Description

History

For the very first time in its history, the Fingle Bridge Inn is being offered for sale on the open market. This landmark riverside Inn, steeped in more than a century of hospitality, represents a rare chance to acquire a thriving and very profitable business and substantial property in one of Dartmoor National Park's most celebrated settings.

Beautifully positioned beside the historic stone arches of Fingle Bridge on the River Teign, the Inn has long been a place of welcome for walkers, anglers, families and travellers. Its combination of heritage, natural beauty and trading success make it an offering of unique distinction - a property and business that simply cannot be replicated.

Heritage

The story of Fingle Bridge Inn begins in 1897, when Jesse Ashplant first welcomed fishermen, grain carriers and early tourists to a simple tea shelter by the bridge. Over the years it grew into The Anglers Rest public house, before evolving into the Fingle Bridge Inn we know today. Although remaining in the original family ownership the Inn underwent a total rebuild in 1957 resulting in the building that we see today.

For more than 125 years, hospitality has been at the heart of the property, cherished by generations of visitors, with the current operators adding over 20 years of successful stewardship.

The Fingle Bridge Inn is a thriving food-led hospitality business, currently split approximately 70/30 in favour of food to wet sales. The atmospheric bar and restaurant together seat over 130 covers, while the riverside terraces can accommodate a further 145 diners in what must be one of the South West's most enchanting outdoor pub settings.

In addition to its daily trade the Inn has historically been a very sort-after wedding reception and events venue, with the restaurant able to seat 120 guests for formal occasions. There is scope to extend these offerings alongside the potential to increase opening hours and further raise the profile of the Inn through destination marketing.

The property's generous living accommodation also adds significant commercial value. The three-bedroom house and adjoining four-bedroom apartment make the Inn uniquely well-suited to a multi-generational family operation, offering the chance to live and work together in a private yet connected arrangement. Alternatively, the surplus accommodation could be developed into holiday lets, meeting the strong demand for high-quality visitor accommodation in this part of Dartmoor. The ensuite layout of much of the apartment also lends itself naturally to letting rooms, whether catering for walkers, wedding parties or longer-stay visitors.



Summary & Opportunity

The Fingle Bridge Inn is far more than a successful riverside Freehouse pub and restaurant. It is a piece of Dartmoor's history, woven irretrievably into the landscape.

Its exceptional setting on the River Teign in Devon, together with its generous living accommodation and versatile trading space, make it an offering without parallel.

For the incoming owner, the Fingle Bridge Inn offers the rare flexibility to be whatever its next custodian wishes it to be - a lifestyle purchase, a business venture, or both. It combines the chance to live in one of the South West's most beautiful valleys with the opportunity to run a profitable enterprise supported by multiple income streams. With weddings, events, holiday letting and extended trading as all possible avenues, the Inn is perfectly placed for its next chapter.

Summer Trading hours

- Monday and Tuesday: Open 11am-5pm Food: 11am-3pm
- Wednesday - Saturday: Open 11am-9pm Food: 11am-8pm
- Sunday: Open 11am-5.30pm Food: 11am-4.30pm

Winter opening hours differ. The pub is usually closed for two weeks in January.

Click [here](#) to view aerial footage of the site.



Accommodation

Access to the trade areas is via the tiered beer garden and terraces above the river. The entrance porch leads to the public bar [81.1 sqm] which has a wooden bar servery with separate food order point. The double riverside doors lead into the restaurant/function room. The public bar has space for a minimum of 60 covers and has attractive exposed ceiling beams and two woodburners [not tested] and windows giving wonderful views of the river.

The restaurant (13.6mx6.7m) is usually laid out for 70 covers but can also accommodate up to 120 in a more formal seating arrangement. Again, there are dual aspect windows with views over the river, bridge and up into the woods. It is an ideal room for formal dinners, family gatherings and celebrations of all kinds. The bar and restaurant have interconnecting doors and radiators throughout [boiler in staff WC].

Further seating for up to 145 is also available on the outside picturesque riverside terraces.

The WCs includes an accessible and baby changing unit. There is an area behind the main bar which serves as a coffee/

tea making and storage area. Another store room off the restaurant is used as a downstairs office.

As you enter over the pedestrian bridge you will be greeted by an outside shelter/porch. This was constructed primarily to provide a sheltered access for important functions but has also doubled-up as a valuable outside bar area [which was much used during Covid]. Within this is a very useful outside storage area.

The kitchen (6.7mx5.2m and 4.4mx1.8m plus recess) is fully fitted with commercial units with an extraction system [not tested] and includes a food prep area with more storage. Off the main kitchen is a rear access door with rear lobby, staff WC and internal access to the house. In addition there is a fully functioning walk-in cold room and beer cellar at the rear of the main building with access for deliveries. As part of the business area there are two outside sheds, one for deliveries and one housing extra deep freezers and with water connected for use as a veg prep area if required.



Living Accommodation

The owner's accommodation is the house connected to the Inn and was built in 1970-71. It comprises a self-contained three-bedroomed home. Main entrance and access to the lounge and kitchen/diner, hallway with internal access to the Inn, downstairs WC.

The lounge [6.2mx4.1m], which has large picture windows to the front, also has a fitted woodburner (not tested) and a connecting door to the kitchen/diner. The latter [6.1mx4.9m including rear lobby] has fully fitted modern units and a door to outside via the rear lobby. There are radiators in every room, the boiler for which is located in the rear lobby of the house.

First floor landing with access to the owner's apartment. Under eaves storage. Bathroom with bath, shower and WC. Bedroom [3.6mx2.8m into dormer] Bedroom [4.6mx3.4m into dormer] Bedroom [4.3mx4.5m into dormer] All bedrooms have under eave storage and radiators and the whole will be found in good order throughout.

The owner's apartment can be accessed via a first-floor roof terrace or internally via the house, the accommodation may suit subdivision in a variety of different ways but is currently laid out as one dwelling. Please note interconnecting doors between the house and apartment. The apartment was built in 1985 with further extensions added in 2006.

From the front entrance the Inner hall leads to an office [3.3mx2.4m], utility room [3.6mx1.9m] with skylight, second kitchen [3.2mx1.9m] with skylight. Bedroom [5.8mx4.6m to head height] Velux style windows and ensuite bathroom. Bedroom [4.8m to head height x 3.8m plus 3.5mx2.1m] window to side and Velux style window and ensuite bathroom. These two bedrooms have been used with great success as teenage bedsits with a shared kitchen! Inner lobby with access to Bedroom [5.5mx2.7m to head height] with ensuite bathroom. Lounge [5.8mx3.5m plus dormer window to front]. Kitchen [3.3mx3m] with fully fitted units plus lounge/diner [6.9mx3.2m plus dormer]. Further lobby to a forth, bathroom [airing cupboard with central heating boiler] and storage area. All rooms have radiators and there are numerous power points throughout. The whole is in excellent decorative order.

External

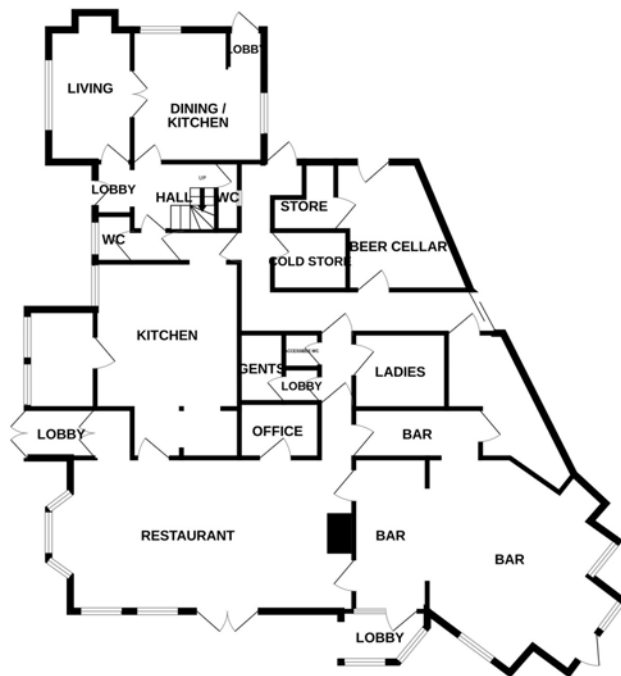
In addition to the picturesque riverside terrace there is customer parking for c50 vehicles. The private owner's area includes access to the house and apartment with a parking area for up to 6 vehicles. Calor gas tank.

Timber single story stores with power to include a log store, small side store and larger workshop [5.7mx3.7m].

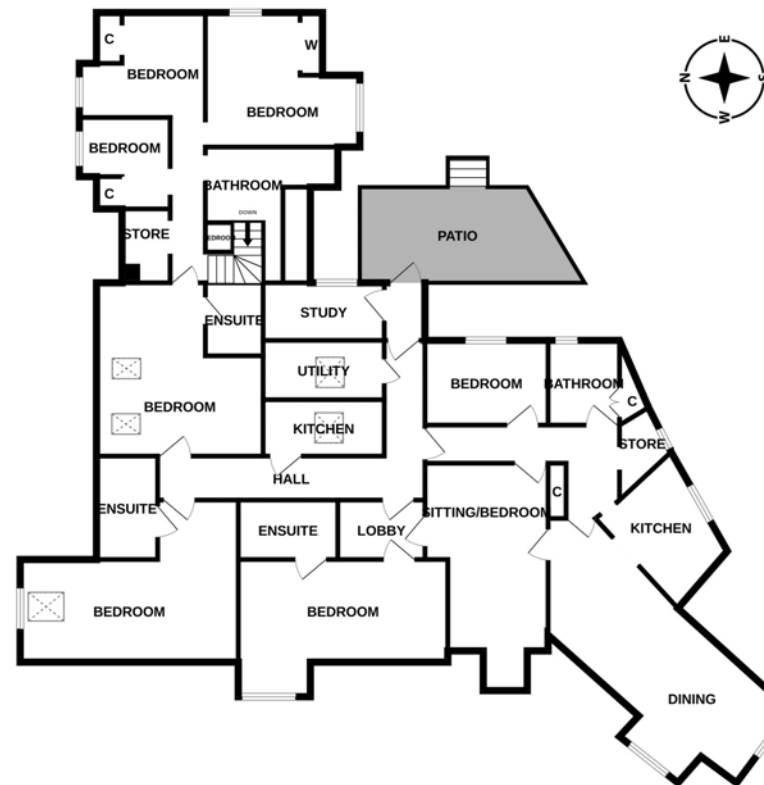


Floor Plan

Ground Floor



First Floor



Further information

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Services

We understand that mains electricity, water and private 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

C (69).

Planning

Sui Generis for licenced pub and restaurant use. Noted within the historical environment record as a tea rooms from 1897 and rebuilt in 1957.

Business rates

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £29,750 of which rates payable is 49.9p in the £ and a further 40% discount until March 2026. Interested parties are advised to confirm the rating liability with the local council. Council tax band for House B and flat A.

Contact our team of business rates experts if you have a query about the rateable value of this property.



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Terms

The property is available on a freehold basis with a lease in place (which can be surrendered) from a guide of offers in excess £1.4m. The freeholder and leaseholder will be working together to sell the land and property with the business as a going concern to include the trade inventory. TUPE will apply. Trading accounts are available on agreement to non disclosure and an understanding of the applicant's background and ability. The business is profitable in its format for food and drink sales, with considerable upside for additional income streams such as retail and takeaway sales, reintroduction of weddings and events and potential for letting rooms (STP) to name a few.

Parties wishing to make an offer must do so in writing, to include proof of funds, full buyer details and expected timetable to complete a purchase. Solicitor details also required.

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 and Bettesworths will require any purchaser to provide proof of identity and address prior to exchange.

VAT

The property has not been elected for VAT and therefore VAT will not be charged on the price.

Further information and viewings

For further information or to arrange a viewing please contact the joint sole agents. **Viewings strictly by appointment only.**

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