



Public House **FOR SALE**

The Yarcombe Inn, Yarcombe, Honiton, Devon, EX14 9BD

- 17th Century thatched, fully refurbished former coaching inn.
- On the A30 and within 2 miles of the A303.
- Character bar, three dining areas with 44 covers and large function room on first floor.
- Owners' accommodation, three letting rooms and scope for three more.

Freehold. Guide Price £350,000

Location

The Yarcombe Inn is located within the village adjacent to the A30 and within a short drive of the A303 London to Penzance trunk road.

Yarcombe is surrounded by the Blackdown Hills, three miles west of Chard and seven miles north east of Honiton, with Exeter and Devon's south coast, including Lyme Regis, Sidmouth and Exmouth within a short drive. Honiton and Axminster provide nearby rail links.

Description

This Grade II Listed former coaching inn dating back to the 17th Century is of plastered local stone and flint construction under a predominantly thatched roof.

The building is arranged over ground and first floors with extensions to the rear and east that have slate roofs. There is off street parking and external seating to the front and a south east facing garden that can accommodate 24 covers to the rear.

Internally, the ground floor provides a traditional bar and seating area with flag stone floors and an inglenook fireplace, beyond which are two further dining rooms, a good sized fitted kitchen, two store rooms, a separate garage store with a cellar and male and female WCs. The first floor is currently arranged as a large 15.45m long x 4.75m wide function room suitable for conversion to provide further accommodation (two to three bedrooms), to the west of which are three double bedrooms and two bathrooms. The first floor of the rear extension provides a bedroom, a kitchen/living area and a shower room suitable as owners' accommodation.



The property has been refurbished throughout, to include new bath, shower room and kitchen fittings on the first floor, a new central heating system and redecoration both internally and externally.

Services

The property has mains electricity, water and foul drainage. The central heating system is oil fired.

Fixtures & Fittings

We are advised that fixtures, fittings and furniture are available via separate negotiation. An inventory can be provided to interested parties.



Business Opportunities

The Yarcombe Inn has been closed since August 2014, since having undergone extensive refurbishment. The premises' offer an opportunity to re-open as a restaurant and bar with three letting rooms and scope to extend this to five or six rooms within the function room. Alternatively, the property is suitable for retail use, perhaps art and antique sales, as a tea room with outside catering facilities and the function room could be used for private hire.

Both Chard and Honiton, as well as a number of surrounding villages are within a short drive providing a good catchment area, whilst its proximity to the South Devon coast and a traditional holiday area provides further opportunities.

Business Rates

We are advised that the premises have a rateable value of £6,800 pa. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. Small Business Rates Relief at up to 100% is available to some occupiers with rateable values less than £12,000 pa, whilst Rural Rates Relief can be enquired about.

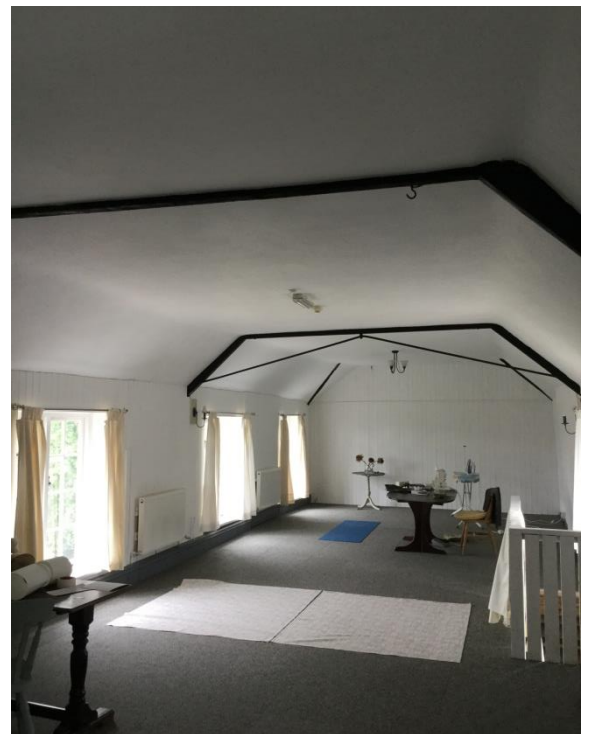
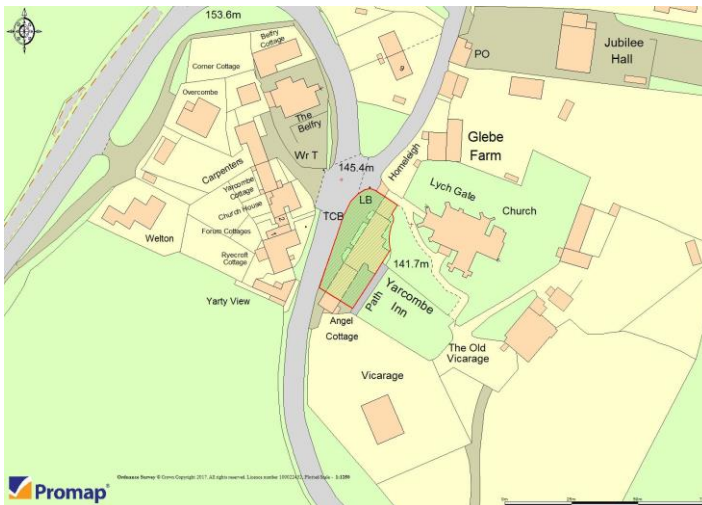


Price

The premises' are available with vacant possession at a guide price of £350,000.

Energy Performance Certificate

The property has an Asset Rating of E(115). A copy of the Energy Performance Certificate is available upon request.



Viewing

Strictly by appointment with sole agents:-

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