



The Old Forge | Boutique B&B with Private Home

Seymour Place, Totnes, South Hams, Devon, TQ9 5AY



The Old Forge

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A beautiful, historic building, sympathetically converted to create a versatile property, currently run as a B&B/Hotel. The Old Forge is a very well established and successful business, which offers a great lifestyle opportunity with superb owner's accommodation, located in a quiet oasis of peace and calm only minutes' walk from Totnes town centre and the River Dart.

**Stunning Period Property, Reputed to be one of the Oldest in Totnes • 10 Superior En-Suite Letting Bedrooms, all Individually Designed/Decorated
Beautiful Walled Garden with Several Rooms with Overlooking Terrace/Patios • Breakfast Room & Conservatory
Fully Equipped Kitchen and 'Back of House' Area • Guest Car Park • Newly Renovated, Self-Contained and Separate Bespoke Owner's Cottage**

Very Successful and Highly Profitable Business; Despite only Operating for 8 or 9 Months of the Year at Present • Genuine Retirement Sale

LOCATION

Totnes town is the commercial centre for the South Hams boasting a thriving market as well as a good selection of independent shops, supermarkets, restaurants and inns. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south.

The bustling medieval market town has a mainline railway station giving direct connections to London Paddington, with easy connection to St. Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools.

Ref No: 4320

£1,400,000 Freehold

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DESCRIPTION

Located in a secluded and desirable area of Bridgetown in Totnes, this historic property is a beautifully presented business offering a lucrative 'home and income' opportunity. Currently operated as a superior B&B business, The Old Forge offers an array of options from a Boutique Hotel, Self-Catering units, Airbnb, short rentals or alternatively it could be an opportunity for those looking to create a family home for multi generational living.

The Old Forge is believed to have been built approximately 600 years ago and was originally used as workshops for the Duke of Somerset's Berry Pomeroy Castle and Estates, and previously as a courtroom. This beautifully converted stone building once housed hay barns and apple stores used for cider making and is understood to have been a place of work for a blacksmith, wheelwright, carpenter and coach builder.

The small Grade 1 listed Jail at the rear of the property still forms part of the building and is currently used as a cellar. This listing only applies to this part of the building.

The main part of this attractive property is entered via a pretty stone built archway leading to a hall used as a reception room with feature fireplace. Off the hall is a modern well-presented kitchen with separate utility room and office. The hall also leads to a charming breakfast room with windows over the garden which in turn leads to a versatile glazed conservatory with doors opening to a beautiful, south facing, secluded walled garden.

The mature, tranquil garden is one of the highlights of the property with apple and fruit trees, shrubs, flowering borders and terraces together with a greenhouse and garden shed.

In the garden is another useful single storey building, currently unused, which could be converted to form more accommodation if required.

On the ground floor is one bedroom en-suite room and a separate self-contained two bedroom and bathroom annexe with kitchen/dining/living room. On the first floor are six further bedrooms all with en-suite bathrooms and a west facing decked terrace area.

The Old Smithy currently forms the reverse level owner's accommodation, recently completely renovated and refurbished to a high specification, comprising an open plan living, kitchen/dining area with a suspended balcony and a double bedroom with bathroom at ground floor level.

The premises briefly comprises:-

MAIN HOUSE

GROUND FLOOR

RECEPTION AREA

KITCHEN

UTILITY ROOM

OFFICE

BREAKFAST ROOM

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GARDEN CONSERVATORY

1 SUBSTANTIAL BEDROOM

With en-suite shower room & private patio garden.

COTTAGE SUITE

Comprising 2 bedrooms with en-suite and kitchen/living area.

FIRST FLOOR

6 LETTING BEDROOMS WITH EN-SUITES

THE OLD SMITHY – OWNER'S ACCOMMODATION

ENTRANCE HALL

GROUND FLOOR LARGE BEDROOM

With many fitted high spec wardrobes and separate bathroom.

FIRST FLOOR OPEN PLAN KITCHEN & LIVING ROOM

With vaulted ceiling and bi-fold doors to balcony.

OUTSIDE

Detached building currently split into three including two double bedrooms with en-suite shower rooms and a substantial third suite with an en-suite bedroom and garden room/conservatory. This whole building could be converted to form one detached property (STP).

A secluded and private south/southwest enclosed walled garden, with lawns, seating areas and filled with shrubs, fruit trees, a pond and useful green house. To the front is a private walled cobbled area providing private parking.

GENERAL INFORMATION

BUSINESS

The Old Forge is an extremely well established and successful business, which operates year round with a high percentage of repeat guest visits. The business is a great base for anyone exploring the beautiful South Hams with easy access to the Devon coastline, beaches, towns and Moor. The Old Forge is particularly popular with overseas visitors looking for a traditional British experience and stay.

The business constantly achieves excellent reviews across all portal and digital media platforms and has a strong marketing presence, particularly as it is largely unopposed in the Totnes area.

The property has been almost entirely renovated during our client's ownership including upgraded electrics, fire security system, kitchen equipment etc.

Whilst the business is very successful, it is currently operated as a lifestyle operation and closes for between 3 and 4 months a year, therefore providing a huge opportunity to grow revenue further. In addition, there are two garden units that could be renovated and let, which would significantly boost income. The business is easily run by one owner, with some help from her partner and occasional assistance from one part time member of staff.

Turnover on limited trading is exceptional, with a very strong abridged net profit. Further trading information will be provided to bona fide interested parties following a formal viewing.

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SERVICES

We have been informed that the property is connected to mains water, electric, gas and sewage.

TENURE

Freehold.

RATEABLE VALUE

2023 List: £10,000. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams District Council. Tel. 01803 861234.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied but excluding the owners personal effects.

STOCK

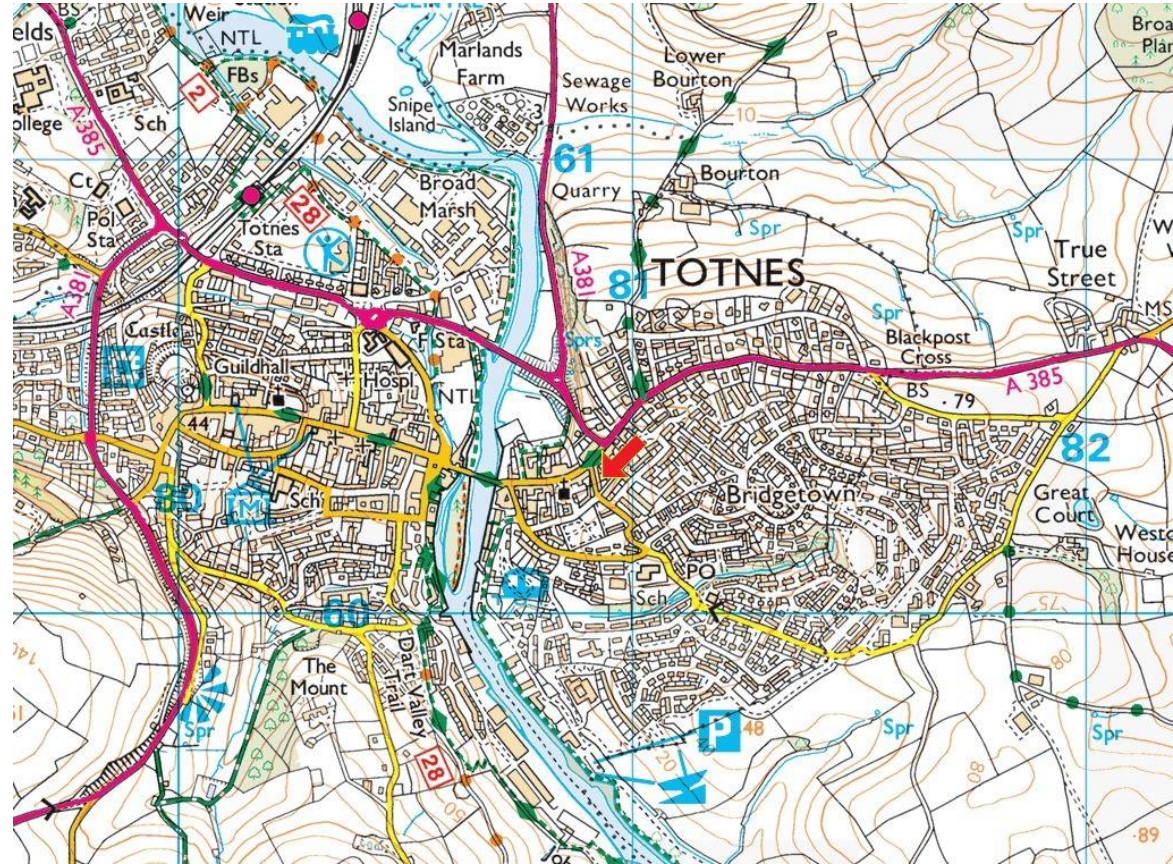
Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

EPC RATING C

COUNCIL TAX BAND A

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



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The Old Smithy – Owner's Accommodation



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Main House

Ground Floor
Approx 1758 sq metres (16254 sq feet)



Total area approx 2674 sq metres (23014 sq feet)

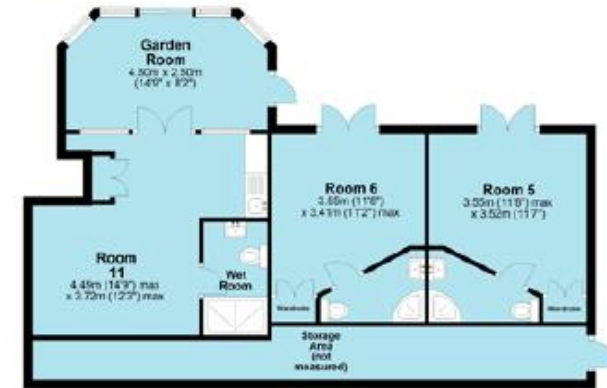
Ground Floor

Approx 1116 sq metres (10660 sq feet)



Annexe

Rooms 5, 6 and 11
Approx 652 sq metres (5588 sq feet)



Ground Floor

Approx 352 sq metres (319 sq feet)



First Floor

Approx 301 sq metres (2644 sq feet)



Total area approx 653 sq metres (5734 sq feet)

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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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