

# Whimble Stores, Family Home & Holiday Let

1 The Square, Whimble, Exeter, Devon, EX5 2SN





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**Unique Freehold Lifestyle Business in this Lovely Devon Village**  
**Village Stores with Adjoining 4 Bed Family Home and Totally Refurbished 'Airbnb' Studio Flat**  
**At the Heart of a Thriving Local Community**  
**Option to Lease Part of the Business or Purchase the House Separately**  
**Viewing Essential to Appreciate this Flexible Asset**

## LOCATION

Whimble is a quintessential East Devon village known for its strong sense of community and welcoming atmosphere. It is home to an active and engaged population with amenities including two pubs, a primary school, and a range of community events throughout the year. The village with its historic church creates a charming rural setting that appeals to both residents and visitors alike. Whimble also benefits from excellent transport links, making it highly accessible. The A30 dual carriageway, just one mile away, links with the M5 at Exeter provides quick and easy access to Exeter (9 miles), Honiton (10 miles), and Ottery St Mary (3 miles). Whimble Railway Station, on the Exeter to London Waterloo line, offers convenient rail connections for commuters and travellers. Exeter International Airport is just a short drive away, providing domestic and international flight options. Ample unrestricted car parking is available directly in front of Whimble Stores, making it highly convenient for customers.

## DESCRIPTION

An exceptional home and income opportunity to acquire a well-established and profitable Village Stores located in the heart of the picturesque and sought-after village of Whimble. This versatile property includes a large ground floor shop with seating area for teas and coffees, a spacious self-contained, character 4-bedroom family home, and a newly completed first-floor holiday let/Airbnb unit, set to provide an additional income stream in early 2025.

***This property is perfect for those seeking a lifestyle change, combining a successful business with the comfort of a family home and the potential of a holiday rental.***

Ref No: 5117

£499,950 Freehold

Interested in this property?

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*The accommodation briefly comprises:-*

Glazed frontage and entrance leading to:-

## **RETAIL TRADING AREA**

With non-slip flooring and an arrangement of retail shelving and refrigeration. Service counter with bespoke units behind. Sink, coffee machine (owned) and microwave. Seating at two circular tables by main window. Through to corridor with access to outside.

## **GROUND FLOOR STORAGE AREA**

Situated behind the main retail area.

## **SEPARATE CUPBOARD**

## **SEPARATE WC**

Door to:-

## **OUTSIDE**

Private yard area.

## **FIRST FLOOR**

### **SELF-CONTAINED STUDIO HOLIDAY LET**

A completely refurbished and brand new unit, which has been appointed to an exceptional standard.

## **MAIN DOUBLE BEDROOM**

With seating area and wall mounted flat screen television. State of the art **EN-SUITE SHOWER ROOM** with walk-in double power shower, wash hand basin in vanity unit, WC. Tiled floor and walls.

## **KITCHENETTE AREA**

With laminate flooring.

## **HOUSE ADJOINING SHOP & FRONTING THE SQUARE**

## **MAIN ENTRANCE**

Leading to:-

## **SPACIOUS LIVING ROOM**

Character room with large inglenook fireplace and wood burner. Low beam ceiling, laminate flooring. Step up to:-

## **KITCHEN**

With fitted domestic units, sink and drainer. Double electric range and extractor. Tiled floor and walls. Door to outside.

## **UTILITY ROOM**

With oil fired boiler, fitted domestic units and door to outside.

## **FIRST FLOOR**

## **FAMILY BATHROOM**

Bath with shower over, wash hand basin in vanity unit, WC, heated towel rail and timber floor.

## **LANDING AREA**

## **DOUBLE BEDROOM**

Carpeted.

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## DOUBLE BEDROOM

With fitted wardrobes. Carpeted.

## 'L' SHAPED DOUBLE BEDROOM

With fitted wardrobe and laminate flooring.

## STUDIO/MASTER BEDROOM

Large dual aspect room access via steps with exposed ceiling beam. Wood flooring and fitted wardrobe. Currently used as an art studio, alternatively a master bedroom.

## OUTSIDE

Secluded, sheltered courtyard area to the rear of the kitchen, with timber fencing and gate to shop section. Timber lean to structure to front of utility room. Steps up to:-

## GARDEN

Raised garden to the rear of the house, laid to lawn with timber fencing and vegetable patch. Shed and log store.

## GENERAL INFORMATION

### RATEABLE VALUE

2023 List: £8,000. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

### COUNCIL TAX BAND B

### SERVICES

Connected to all mains services except gas; oil-fired central heating.

## THE BUSINESS

The business is a well supported, thriving village convenience store, offering a wide variety of goods including groceries, fresh bread, fruit and vegetables, frozen foods, and household items together with beers, wines, spirits, newspapers, magazines, snacks, and confectionery. The store sells teas and coffees with a popular seating area to the window. The business is operated by the owners with the help of some part time staffing and is an essential part of daily village life and the hub of the community.

The store operates 7 days a week opening Monday–Friday: 8:00am to 6:00pm and Saturday & Sunday: 9:00am to 12:00pm.

## EPC RATINGS

Whimble Stores 'D'. 1 The Square 'E'.

## 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.

## VIEWING

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

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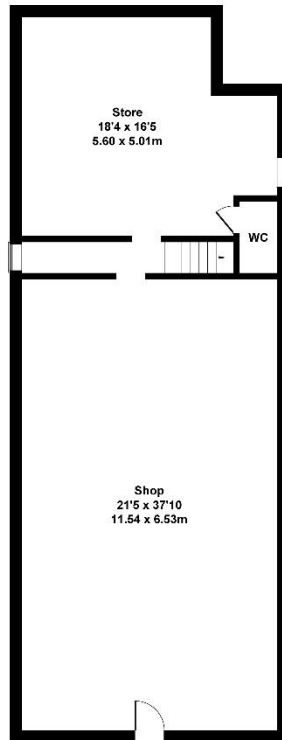


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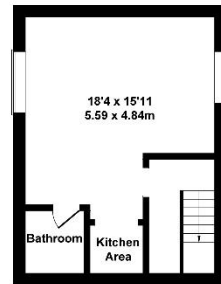
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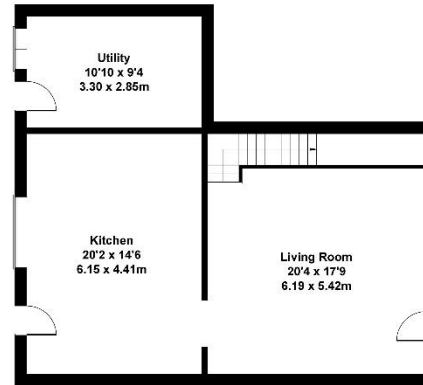
Approximate Gross Internal Area  
3455 sq ft - 321 sq m



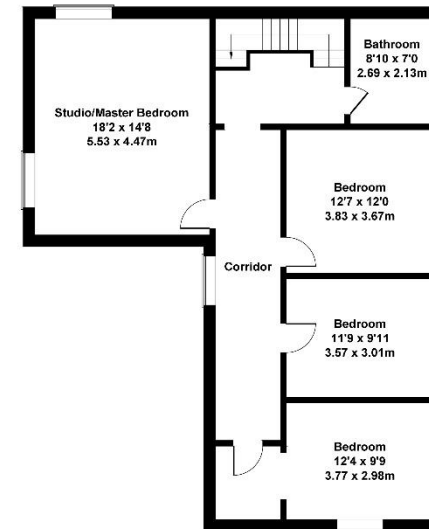
WHIMBLE STORES  
GROUND FLOOR



HOLIDAY LET  
FIRST FLOOR



HOUSE  
GROUND FLOOR



HOUSE  
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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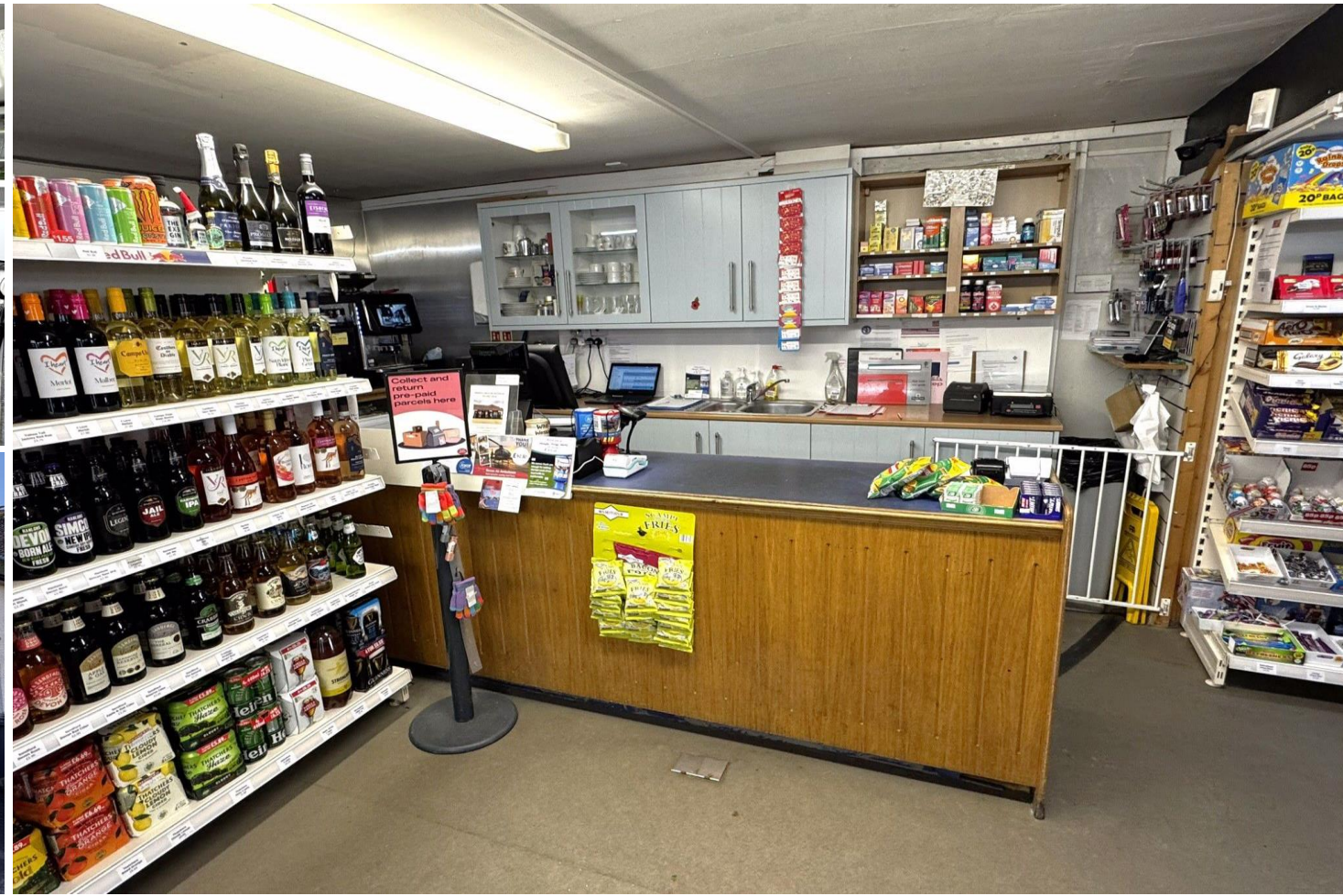






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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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