



# Royal Oak Inn

East Street, Ashburton, Devon, TQ13 7AD

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**Stunning Grade II Listed Freehold Pub in Sought After Devon Market Town  
Character Trading Areas and Fully Equipped Commercial Kitchen  
Comfortable 5 Bed Owners/Letting Accommodation  
Outside Courtyard and Outbuildings**

**'Triple A' Location, Currently Closed. However, Genuine Potential to Kick Start New Business**

## DESCRIPTION

Ashburton is located on the southern slopes of Dartmoor right in the heart of the South Devon countryside. The town lies on the River Ashburn and dates from Saxon times. In the Domesday book the area is called Essebretone and records show 34 villagers and 16 small holders. It was once an important centre for tin and cloth as it was on the main coaching route. Ashburton is flanked by the Devon Expressway, the A38, and is situated roughly halfway between Plymouth (25 miles) and Exeter (20 miles). It is the largest town to lie fully within the boundary of the Dartmoor National Park. Its close location to Dartmoor makes it an ideal touring centre for walks, pony trekking and other activities on the moor. The nearby River Dart is popular for canoeing, fishing and bird watching. The main shopping streets are North Street and East Street with cobbled streets and old houses and Ashburton is a great place to explore with a large number of independent shops and businesses.

Ashburton is one of only four Stannary Towns in Devon and tin was mined in the area as far back as Roman times. The easy access routes by road and rail and the proximity of Dartmoor make Ashburton a popular place for a holiday and stopping off point. The Royal Oak is a prominently located period property in East Street. Externally the pub is very attractive with a stone façade complimented with flower boxes. Internally the property is also well presented and has been refurbished with 2 main trading areas leading to an outside courtyard.

The flexible accommodation above provides a comfortable home for a couple who wish to revive the lucrative Bed and Breakfast letting or a larger family who are looking for a spacious, well-appointed apartment.

Ref No: 4094

Offers in Excess of £400,000 Freehold

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The accommodation briefly comprises:-

2 entrance doors from the main street to the:-

## **MAIN BAR**

Windows to the front, carpeted, beamed ceiling, open fireplace with stone surround and mantel over, beamed walls, seating for approximately 30. Timber topped and fronted **BAR SERVERY** to corner.

## **BACK BAR**

Double glazed window to the rear, central heating radiators, carpeted. Focal timber fronted **BAR SEVERY**.

## **COMMERCIAL KITCHEN**

A well-equipped commercial kitchen with non-slip floor, double glazed windows, door to the side and full extraction.

## **REAR ENTRANCE PORCH**

With covered walkway, hanging baskets and outside seating leading to:-

## **LADIES CLOAKROOM**

## **GENTS CLOAKROOM**

## **BEER CELLAR**

Temperature controlled, with ring main and python system.

## **UTILITY AREA**

With plumbing for washing machine and space for tumble dryer. Butler sink. From the rear of the Bar stairs lead up to

## **FIRST FLOOR LANDING**

## **OWNER'S ACCOMMODATION**

### **LOUNGE**

Good size, with window to the front and beamed ceiling; carpeted.

### **BEDROOM 1**

Double, with window to the front. Carpeted, beamed ceiling, feature fireplace with cast iron surround and exposed stone chimney breast over.

### **BEDROOM 2/GUEST BEDROOM**

Double room, double aspect double glazed window to the rear, carpeted, built-in wardrobe and pedestal wash hand basin.

### **BEDROOM 3/GUEST BEDROOM**

Twin, with double glazed window to the rear, carpeted, pedestal wash hand basin.

### **GUEST SHOWER/WC**

Double glazed window to the side, carpeted, tiled shower cubicle with electric shower over, close couple WC, pedestal wash hand basin and tiled walls.

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## **BATHROOM/WC**

Double glazed window to the rear, carpeted, panelled bath with tiled surround and shower fitting over, tiled shower cubicle with shower over, close couple WC, bidet, pedestal wash hand basin, tiled splashback and partly tiled walls.

From the Landing stairs up to **CONVERTED LOFT SPACE** comprising:- **2 GOOD SIZE ROOMS (interlinking)** both carpeted, with vaulted and beamed ceilings, Velux windows. Door to further loft storage area.

## **GENERAL INFORMATION**

### **RATEABLE VALUE**

£15,000. (Small Business Rate Relief may be available). Council Tax Band 'B'. For information, we advise you to contact the Local Authority, Teignbridge District Council 01626 361101.

### **TENURE**

Freehold.

### **INVENTORY**

To include a limited amount of furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects and importantly any Hound of the Baskervilles memorabilia.

### **EPC RATING C**

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