

THE RING OF BELLS

Fore Street, Bishopsteignton, Devon, TQ14 9QP





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**Beautifully Presented Grade II Listed Village Freehouse
Elevated Position Overlooking the Teign Estuary in South Devon
Character Main Bar, Lower Bar/Dining Room & Library
Sunny Trade Terrace to Front with Partial View of the Teign Estuary
Spacious and Well Presented Five Bedroom Private Accommodation
Successful Local Business in an Idyllic Village, Ideal for a Husband & Wife/Couple to Operate**

LOCATION

Bishopsteignton is a thriving village situated on the banks of the Teign Estuary in South Devon approximately 2 miles from Teignmouth and 4 miles from Newton Abbot. The village has many local amenities including a Hairdressers, Garage, Golf Club, Post Office/Chemist, Store, Garden Centre, Church, Village Hall, one other Public House, a Hotel, Vineyard and a well-regarded Primary School. The nearby seaside town of Teignmouth has two sandy beaches, promenade and Pier together with a wide range of shops and amenities including a Lidl store, Morrisons and also a main line Railway Station. The A380 linking South Devon to Exeter and beyond is less than a five minute drive from the village.

DESCRIPTION

The Ring of Bells is an attractive Grade II listed, semi-detached building with painted stucco elevations under a pitched slate roof with a south facing veranda and terrace to the front of the property. The building is believed to have been designed by the local architect John Nash (who is famous for remodelling Buckingham Palace and Marble Arch) in the 1800s. The Ring of Bells is a popular Village Inn operated in a traditional style and very much at the heart of the local community. The Inn is well known for its inviting atmosphere with an open fire in the winter or al fresco entertainment overlooking the Estuary during the summer months. The Ring of Bells has a popular and wide ranging menu including speciality artisan pizzas, popular fish 'n' chips evening on Fridays and Sunday Roast, complimented by a good selection of real ales and appealing wines.

Ref No: 4420

Offers in Excess of £350,000 + VAT Freehold

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The accommodation briefly comprises:-

MAIN ENTRANCE DOOR WITH STAINED GLASS

Leading to:-

MAIN BAR

An inviting refurbished trading space with centrally positioned timber topped and painted panel **BAR SERVERY**. Attractive back bar shelving with exposed stone behind, ceiling mounted copper glass rack and pendant lighting over bar. Seating at a tastefully eclectic mix of tables and chairs in keeping with the pub's atmosphere surrounded by part exposed stone walls and beamed ceilings. Centrally positioned stone fireplace with cast iron wood burner (electric). Wall mounted Dart Board and large flat screen TV. (Furniture can be moved to accommodate events and change of use).

Steps down to:-

DINING ROOM/SNUG/LIBRARY

Continuing in the same style as the bar with a welcoming feel and feature window table with views down to the Estuary (the Snug). Exposed ceiling beams, exposed stone walls and focal stone fireplace with cast iron wood burner. Seating for circa 30 at a selection of trestles, timber tables, captain's chairs and upholstered settle seating. Leading through to newly created Library section with bespoke, part painted wall mounted bookshelves creating a cosy section to the end of the trading area. Carpeted. Total of circa 55 internal covers.

COVERED WALKWAY AND LEAN TO STORAGE AREA

COMMERCIAL KITCHEN

Totally Refitted and reequipped in 2019. Comprehensively equipped with full extraction, non-slip flooring, combi oven, stainless steel work tops and benches, double deep sink, drainer, various commercial refrigeration, commercial microwave, 1 microwave, 6 ring gas range and oven, double deep fat fryer and bain-marie. Turbofan Pizza Oven.

CLOAKROOMS

GENTS

Urinals, WC and wash hand basin, non-slip flooring.

LADIES

WC, wash hand basin, non-slip flooring. Groove painted panelling.

BEER CELLAR

Situated on the ground floor and temperature controlled. Access to outside alley leading to road for deliveries.

FIRST FLOOR LIVING ACCOMMODATION

Well-appointed flat with Estuary views from the forward facing rooms.

DOMESTIC KITCHEN

With fitted units, washing machine and dish washer.

SEPARATE WC

LIVING ROOM WITH VIEWS OVER THE ESTUARY

3 DOUBLE BEDROOMS

1 SINGLE ROOM

1 SINGLE ROOM (CURRENTLY USED AS OFFICE)

BATHROOM

With bath, electric shower over, wash hand basin, tiled walls and floors.

AIRING CUPBOARD

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OUTSIDE

Attractive sunny terrace enclosed by feature iron railings with partial Estuary views and seating for circa 24 at a number of benches and dedicated soft seating area with rattan outside furniture.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £5,700. For information, we advise you to contact the Local Authority, Teignbridge Council, Tel: 01626 361101.

BUSINESS

The Ring of Bells is a popular and well-established pub situated in the delightful village of Bishopsteignton overlooking the Teign Estuary. The pub is truly at the heart of the local community and thrives on supporting all that goes on in the village. Grant obtained for library and pub to be the hub of the community.

The Ring of Bells also tracks trade from the huge influx of visitors to the area throughout the year and destination trade from the surrounding towns and villages around Newton Abbot Exeter and Torbay and will benefit greatly from the proposed Teign Estuary cycle trail.

The business is run by an owner occupier couple, with the help of a small team of part time staff including a full-time manager and chef. The trade is split approximately 50-50 wet/food. The Ring of Bells has a wide-ranging menu with a particular slant towards handmade pizzas and stacked burgers and sides. Friday is the ever-popular fish and chip evening, which is incredibly well established. The bar is always well stocked with a number of hand pulled local real ales on offer at any one time.

The pub also doubles as a café in the mornings with a quality espresso machine and providing barista style coffee and hot drinks.

The pub is at the centre of the community and hold various entertainment including quiz nights, music nights, theme nights, jam sessions bingo, curry nights and meat draws. The Ring of Bells is also popular with sports fans, always showing the big rugby and football matches with a particular support for the Exeter Chiefs rugby side.

The business is currently closed on Mondays and Tuesdays. Opening Wednesday to Sunday from 5pm to 10pm and Thursday mornings (coffee shop).

The business enjoys a good level of turnover in the region of £190,000 per annum ex VAT (pre COVID) and trades particularly strongly during the summer months. For further profit and loss figures please contact the sole selling agents Bettsworths on (01803) 212021 or enquiries at bettsworths.co.uk

SERVICES

We have been informed the premises are connected to all main services.

TENURE

Freehold.

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 and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

EPC RATING C

VAT - PLEASE NOTE THAT THE PROPERTY IS VAT ELECTED.

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