



White Hart

Bow, Nr Crediton, Devon, EX17 6EN



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Attractive 16th Century Freehouse Situated in a Mid Devon Village
2 x Air B&B Lets Generating Extra Income
Large Beer Garden and Car Park for 10-12 Vehicles
A Great Opportunity for Owner Occupiers
Viewing Highly Recommended

LOCATION

Bow is a Mid Devon village with a population of approximately 1,500. Devon's capital Exeter is approximately 16 miles where the M5 motorway and the A30 can be joined. Dartmoor National Park is a short 10-minute drive away.

DESCRIPTION

The White Hart is a 16th century Freehouse situated on the A3072 between Crediton and Okehampton. It benefits being the "Only pub in the village". Behind the pub it has a large car park for up to 10-12 cars and a large, secluded patio and beer garden which can seat up to 50.

The Private Owners accommodation is based on the first floor and offers four double bedrooms a large sitting room, bathroom and kitchen which has recently been refurbished including new radiators throughout the building and a new oil tank.

Ref No: 5229

£345,000 Freehold

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The premises comprises:-

PUBLIC BAR

Cosy bar area with large log burner, Flag stone flooring and characterful 17th century wood wall panelling. A range of furniture which includes fixed upholstery benches, tables, chairs and bar stools. Bar area seats up to 20 people.

RESTAURANT

Tiled floor restaurant with inglenook seated area, corner bar servery, fireplace and character beams. Seats up to 35 people.

GAMES ROOM

With pool table, large TV, including BT Sports and games machines.

COMMERCIAL KITCHEN

A fully equipped commercial kitchen with non-slip flooring. Full extraction, a new six ring gas cooker and oven. Double deep fat fryers, stainless steel work surfaces, 2 commercial microwaves, commercial freezer and fridge, plate warmer/server and new dishwasher.

BEER CELLAR

Access gained via kitchen door underground cellar.

LADIES AND GENTS CLOAKROOMS

AIR B&B ROOMS

The area is newly converted from the old skittle alley comprising two lets. One let has a king size bed, as well as a sofa bed allowing the let to sleep up to 4 if required. The other let has a double bed sleeping 2. Both have a small kitchen area.

EXTERIOR

Large gravel car park with spaces for 10-12 cars. There is a log store shed and a large wooden storage and workshop area. The car park leads onto a benched patio area and large secluded beer garden providing "Al Fresco" dining in the summer months. New stage area for live entertainment and pizza oven.

OWNER'S ACCOMMODATION

Access gained from the inside of the pub into a spacious recently carpeted hallway.

LARGE LOUNGE

4 DOUBLE BEDROOMS

BATHROOM

Recently fitted bathroom suite and shower.

KITCHEN/DINER

Recently fitted owner's kitchen and dining area.

GENERAL INFORMATION

THE BUSINESS

The White Hart is an attractive 16th century freehouse, situated on the A3072 between Crediton and Okehampton. The pub benefits from being the only pub in the village.

At present, the pub is quietly trading to suit the current owner, with limited trading hours along with a limited food menu. The owner is currently running the pub as a lifestyle business, but this of course could be different under new ownership.

The White Hart benefits from a large car park for up to 12 cars and a large, secluded patio and beer garden area, which can seat up to 50.

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The White Hart has a strong reputation for its 'Curry & Quiz' nights, held every third Thursday of the month. The property benefits from the recently converted skittle alley into two Air B&B Holiday Lets generating extra income.

P&L trading accounts will be available to bona fide interested parties following a formal viewing arranged by the Sole Selling Agents, Bettesworths.

RATEABLE VALUE

2023 List: £4,150. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to contact the Local Billing Authority, Mid Devon County Council.

COUNCIL TAX BAND A

SERVICES

All main services except water which is supplied by Bow Waterworks. Bow is one of the only villages remaining with their own water supply. Oil central heating.

STOCK

Wet and dry stock in trade and bar glassware will be taken by the purchaser at valuation on the day of completion.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owner's personal effects.

EPC RATING D



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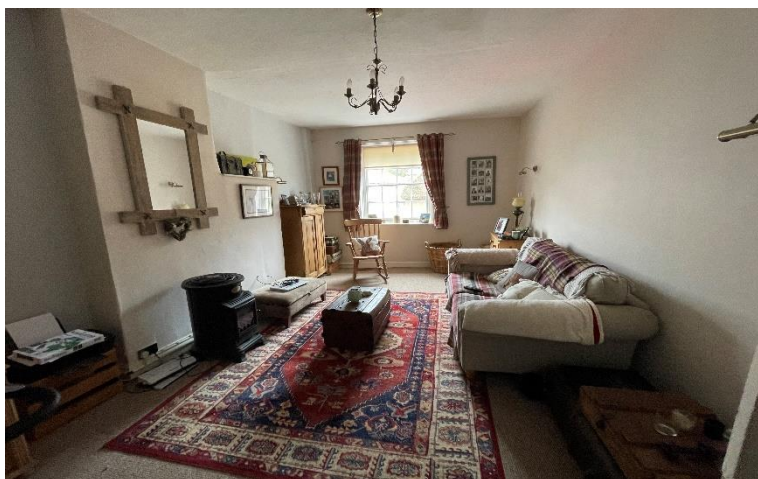
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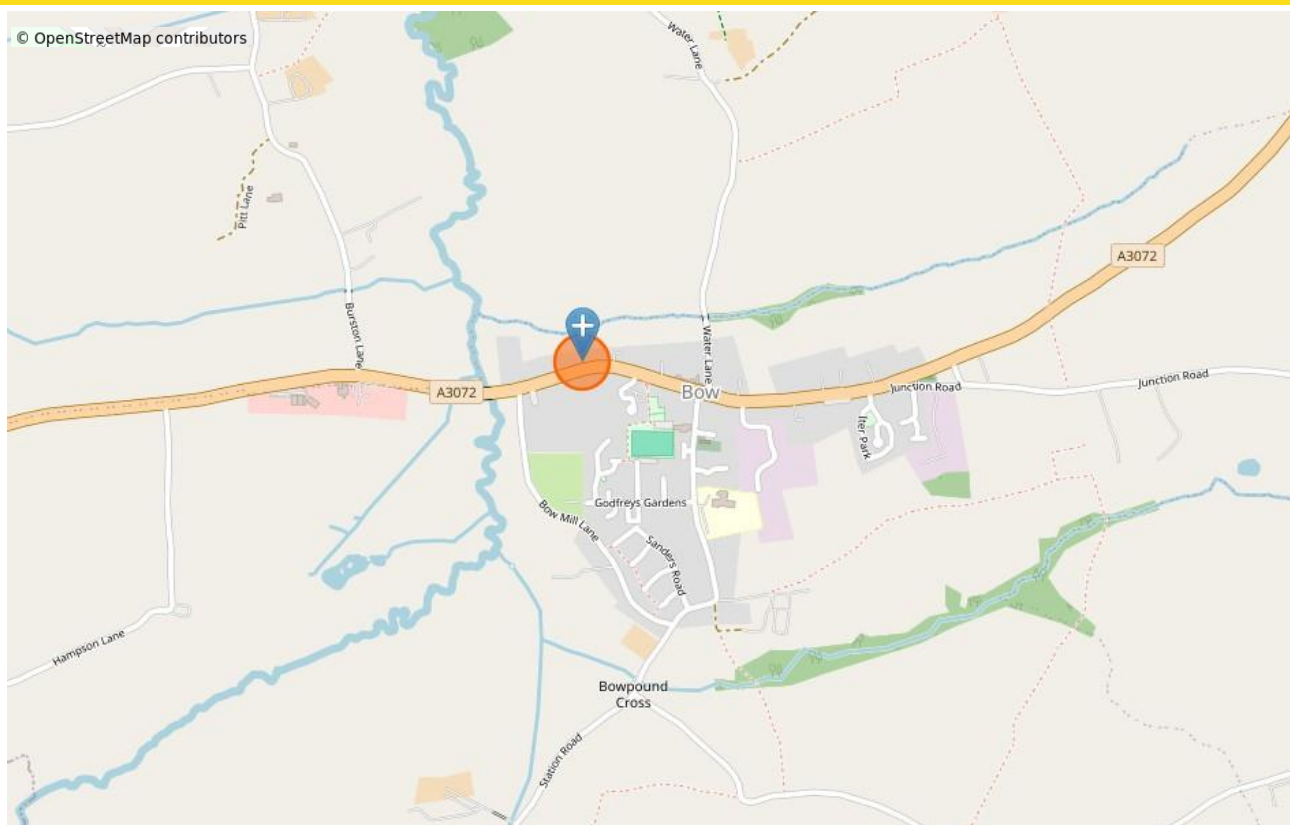


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