

# Dartmoor Inn

Merrivale, Nr Tavistock, Dartmoor National Park, Devon, PL20 6ST





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***A Stunning 17th Century Moorland Inn set in spectacular countryside at Merrivale, only 5 miles from Tavistock. A Popular Freehouse, one of only a few Freehold Inns on the open Moor, currently let on a 5 year lease.***

**Character Property with 3 Interconnecting, Refurbished Trading Areas**

**Ladies & Gents Cloakrooms, Commercial Kitchen & Utility Room**

**5 Newly Appointed Boutique En-Suite Letting Bedrooms • Beer Garden, Kiosk, Alfresco Dining Shelter, Private Garden & Car Parking**

## LOCATION

The Dartmoor Inn nestles in the beautiful valley at Merrivale on the Western fringes of Dartmoor National Park, some 5 miles from Tavistock. The property fronts the B3357 which is one of the main routes through the Park, linking Tavistock with Ashburton in the South. Princetown is approximately 5 miles East of Merrivale.

The hamlet is dominated by the former Merrivale granite quarry which closed in 1997. Some of the finest London buildings and Old London Bridge, now in the USA, are adorned by Merrivale grey granite. The few buildings surrounding the Inn were originally built for quarry workers and are now private houses. Plymouth Sound is visible from surrounding Tors and the Eddystone lighthouse, some 30 miles distant is often seen on clear evenings. The popular and world renowned Merrivale Prehistoric Settlement and Stone Rows is a short walk from the Dartmoor Inn.

## DESCRIPTION

An attractive 2 Storey semi-detached property with whitewashed elevations under a pitched roof. The property has benefitted from a recent major refurbishment and has a lovely rustic charm throughout.

Ref No: 4946

**£525,000 Freehold**

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The premises comprises:-

## **EXTERNAL PORCH**

Front door to:-

## **MAIN BAR**

Character, open plan trading room, with flagstone flooring, exposed beams and main stone open fireplace. Seating for circa 26 at rustic timber tables and chairs. Butcher's block feature in front of fireplace, focal main bar servery which is tongue and groove fronted and timber topped. Surrounding area for optics, wine storage and worktops. Racking for real ales, espresso coffee machine, 2 bottle fridges, point of sale till. Steps up to:-

## **FURTHER DINING AREA**

With 18 covers arranged in a similar style and situated on the other side of the main fireplace. Through to:-

## **DINING ROOM**

Beautifully converted barn with exposed vaulted ceiling and rough sawn timber cladding under exposed stone walls. Large double glazed barn doors to outside. Separate standing cast iron wood burner. Circa 22 covers at timber bench tables with spindle back timber chairs.

## **LADIES CLOAKROOM**

2 WC's, 2 wash hand basins, vanity unit with Belfast style sink.

## **GENTS CLOAKROOM**

1 WC, urinal and wash hand basin with Belfast style sink.

## **COMMERCIAL KITCHEN**

Fully equipped with full extraction, extractor hood, sinks and uPVC clad walls, non-slip flooring and extensive range of professional catering equipment.

## **DRY STORAGE AREA**

Door to outside.

## **FIRST FLOOR**

Completely refurbished letting accommodation with attractive, carpeted landing area.

## **GREAT STAPLE TOR**

Double en-suite with WC, wash hand basin and walk in shower.

## **ROOS TOR**

Double en-suite with WC, wash hand basin and walk in shower.

## **PEWS TOR**

Double en-suite with WC, wash hand basin and walk in shower.

## **COXS TOR**

Double en-suite with WC, wash hand basin and walk in shower.

## **UTILITY LANDING AREA**

With boiler cupboard and cleaning cupboard. Fire escape to outside.

## **KINGS TOR**

Arranged as a self-contained suite with double room and separate bathroom, with walk in shower, WC and wash hand basin.

## **OUTSIDE**

To the rear of the property is a private garden area accessed via granite steps with various sheds etc. To the front lean to outside shelter for alfresco dining and drinking.

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## KIOSK

Situated on the end of the shelter with servery hatch supplying coffees, ice creams, pastries etc.

## BEER GARDEN

Situated on a lawned island area to the front of the pub, with a number of pub benches. Car parking for a number of cars to the front of the pub.

## GENERAL INFORMATION

### TENURE

The property is owned freehold and is being sold subject to a five year rental agreement (without security) effective from 2024. Fully Repairing and Insuring terms with an initial annual rent of £30,000 per annum rising to £40,000 for the remaining 4 years of the term.

### THE BUSINESS

The Dartmoor Inn is a well-known 'Landmark pub' and very successful business situated in the beautiful Dartmoor National Park. The Inn is frequented by locals and regulars from the Moor and its fringe towns throughout the year with trade boosted significantly by visitors to the Moor, which is one of Devon's most popular visitor attractions.

The Inn provides a warm welcome with several local ales on offer together with a varied wine list, bar menu and a la carte menu with daily specials. The Inn has become very well known for its succulent cuts of grass fed beef and lamb, cooked over Ox Grill in front of customers. All produce is both fresh and sourced locally where possible.

**The sale of the Dartmoor Inn subject to the existing short term lease provides unusual opportunity to secure this landmark pub with the initial benefit of a healthy rental income and options to either re-let or occupy in later years.**

*Further trading information will be provided to bona fide interested applicants who have arranged a formal viewing through Bettsworths.*

### RATEABLE VALUE

2023 List: £5,250. 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.

### SERVICES

We are advised that the Inn has its own private water supply and septic tank drainage, central heating and hot water is provided by oil and mains electricity is connected.

### 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 AWAITED

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