



Sandy Park Inn

Chagford, Dartmoor National Park, Devon, TQ13 8JW



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A Unique Opportunity to Acquire a Historic Inn in a Stunning National Park Setting

**Historic Grade II Listed Former Coaching Inn (Currently Closed) • Prime Location within Dartmoor National Park
Characterful Trading Areas with Original Period Features • Fully Equipped Catering Kitchen • 3 Letting Rooms • 2 Room Owner's Flat
Extensive Beer Garden and Terrace with Stunning Countryside Views**

LOCATION

Situated on the edge of the picturesque village of Chagford, the Sandy Park Inn enjoys a superb trading position adjacent to the A382, a key route through Dartmoor. This location attracts high levels of passing trade, including walkers, cyclists, and tourists exploring the stunning moorland landscapes. With Dartmoor National Park drawing millions of visitors each year, there is a substantial opportunity to establish a thriving destination business. The area is well known for its scenic beauty, outdoor activities, and historic sites, making it a magnet for visitors seeking an authentic countryside experience. Nearby attractions include Castle Drogo, Fernworthy Reservoir, and the famous Two Moors Way walking route, all of which bring year-round tourism. Chagford itself is a vibrant and sought-after location, popular with both locals and visitors alike.

DESCRIPTION

Dating back several centuries, the Sandy Park Inn is brimming with period charm, featuring exposed beams, flagstone flooring, and original fireplaces. The property has retained many of its historic features, offering an inviting and atmospheric setting that could be restored to its former glory as a traditional country inn with letting accommodation.

Ref No: 5194

Offers in Excess of £250,000 Freehold

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The premises briefly comprises:-

BAR & DINING AREAS

Spacious trading areas arranged into 4 rooms including separate Snug and Main Bar, with traditional interiors, including an original inglenook fireplace, exposed beams, wood-burning stoves, and a rustic bar area.

COMMERCIAL KITCHEN

Spacious catering kitchen with a range of commercial equipment and separate utility area. Door to outside.

LADIES & GENTS CLOAKROOMS

GROUND FLOOR BEER CELLAR

FIRST FLOOR LETTING ROOMS

Three charming letting rooms (one en suite) each with character features, providing potential for lucrative accommodation offering. Separate communal bathroom.

OWNER'S/STAFF ACCOMMODATION

Self-contained living quarters, currently in a state of refurbishment, comprising one large open plan living area and separate double room. French doors opening on to:

GARDEN & OUTDOOR SPACE

Private decking area leading to:-

Picturesque beer garden and terrace with elevated views over Dartmoor. The garden provides a tranquil setting, ideal for summer trade and private functions.

2 x Garden Sheds. Steps from main entrance.

4 x Car parking spaces to front of the pub.

GENERAL INFORMATION

BUSINESS POTENTIAL

Previously, the inn enjoyed a strong reputation for its warm atmosphere, traditional hospitality, and excellent food and drink offering. A new operator could reinstate a successful food-led business, capitalising on the area's affluent customer base and year-round visitor trade.

With the growing popularity of staycations and countryside tourism, the Sandy Park Inn presents a compelling opportunity for an entrepreneurial new owner to develop a business tailored to the demand for quality hospitality in the area. The venue is perfectly suited to a variety of concepts, from a destination dining pub with rooms to a boutique inn or even a specialist retreat (STP).

RATEABLE VALUE

2023 List: £6,800.

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 A.

EPC RATING D.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied.

VIEWING

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

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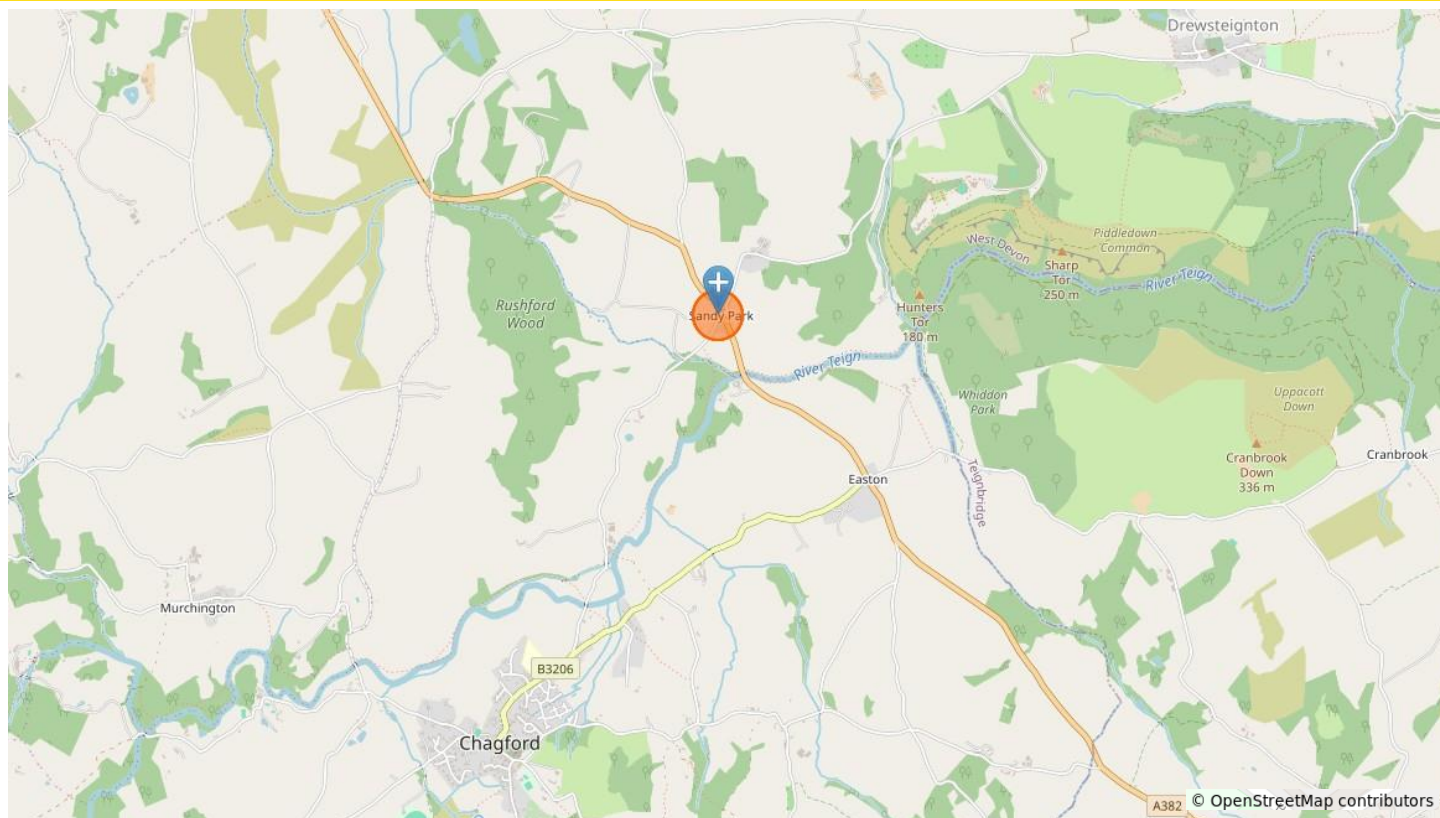
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