



The Manor Inn

Lower Ashton, Teign Valley, Devon, EX6 7QL



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Beautifully Located Country Inn in the Heart of the Teign Valley, on the Edge of Dartmoor

Two Interconnecting Bar Areas & Dedicated Dining Space for Approx. 50+ Covers

Fully Equipped Commercial Kitchen & Ancillary Areas

Beautifully Appointed, Spacious 3-Bed Owner's Accommodation • Car Park, Private Gardens & Large Beer Garden with Idyllic Rural Views

Successful Owner Driven Business with Scope to Increase Further

LOCATION

Lower Ashton is a charming and unspoiled rural village nestled in the heart of the Teign Valley, an officially designated Area of Outstanding Natural Beauty. Surrounded by rolling hills, lush countryside, and quiet, winding lanes, it's a haven for walkers, cyclists, and nature enthusiasts seeking the peace and beauty of the South Devon landscape. The village boasts a welcoming and vibrant community made up of permanent residents, second-home owners, and a steady stream of holidaymakers who are drawn to the area's tranquillity and timeless appeal. At the heart of the village, The Manor Inn occupies a prime position with elevated views stretching across the picturesque valley, making it a focal point for locals and visitors alike. Despite its peaceful rural setting, Lower Ashton is remarkably well connected. The A38 dual carriageway lies just 6 miles away, offering quick and convenient access to Exeter (approximately 10 miles), Newton Abbot, Plymouth and the South Devon coastline. Exeter itself provides a full suite of amenities, including top-rated schools, excellent shopping, mainline rail services to London Paddington and international flights from Exeter Airport.

DESCRIPTION

The Manor Inn is a charming and character detached village inn, believed to date from the 18th century. Built mainly of stone with rendered elevations beneath a pitched slate roof, the property offers traditional appeal and occupies a prominent yet peaceful position in the heart of Lower Ashton. The inn is arranged over two floors, with a single-storey rear extension and various outbuildings. Inside, it retains many original features, including exposed beams, oak and slate floors, timber panelling and open fireplaces, creating a warm and welcoming atmosphere. The layout is practical with clearly defined areas for dining, bar service, kitchen operations, storage, and the cellar. Upstairs, the owner's accommodation is a particular highlight. Generously proportioned and self-contained, it includes three double bedrooms, a large lounge and interconnecting kitchen and a modern bathroom. Externally, the inn benefits from an idyllic beer garden with far-reaching countryside views, ample customer parking for over 25 vehicles, various outbuildings and private gardens and decking for the owners.

Ref No: 5241

£595,000 Freehold

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The accommodation briefly comprises:-

ENTRANCE PORCH

Leading to:-

MAIN BAR AREA

A character room with exposed beams and original features, including an open fireplace, painted panelling to dado height and oak flooring. Central bar servery (share with Dining Room) with timber counter and back bar display. This area provides seating for approximately 16 -20 covers.

DINING ROOM

Accessed through an open archway, this attractive secondary space features timber flooring, wall-mounted menu boards and exposed wood finishes. Comfortably arranged for 16 plus covers with quality freestanding tables and upholstered chairs. This space also includes an additional bar servery connected to the main bar.

THE FORGE

A character room, accessed via steps from the Dining Room, with vaulted ceiling and exposed beams. Used for additional dining and function space and very popular for Sunday lunches. Painted exposed stone walls, slate flooring and seating for circa 26 plus.

LADIES & GENTS CLOAKROOMS

COMMERCIAL KITCHEN

Well-equipped and fully functional, the kitchen features: extraction canopy, stainless steel prep surfaces, non-slip flooring, commercial cooking appliances, ample refrigeration and storage and dry goods area and rear access to yard.

ANCILLARY AREAS

Wash-up room with commercial sink and dishwasher. Ground floor, temperature controlled Beer Cellar and Staff Toilet.

PRIVATE ACCOMMODATION

Located on the first floor with separate access.

3 DOUBLE BEDROOMS

With built-in wardrobes.

LARGE LIVING ROOM

With dual aspect, oak flooring and steps to interlinking –

KITCHEN

With integrated appliances.

MODERN FAMILY BATHROOM and SEPARATE W.C.

French Doors from Living Room to 2 level deck and Hot Tub.

EXTERNAL

BEER GARDEN

To the rear of the property is a beautiful beer garden with picnic tables and idyllic rural views over the Teign Valley countryside.

CAR PARKING

Gravelled customer car park for approximately 25 vehicles.

PRIVATE GARDENS

Arranged as two interconnecting private and quiet gardens with sunny aspect.

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OUTBUILDINGS

Timber-built garage, 2 storage sheds, staff studio space and log store.

GENERAL INFORMATION

THE BUSINESS

The Manor Inn is a well-established and much-loved country inn, beautifully located in the heart of Lower Ashton, a quintessential Devon village nestled in the stunning Teign Valley. Rich in character and charm, this traditional pub has built a strong reputation as a welcoming hub for both locals and visitors alike, celebrated for its excellent food, drink, and community spirit.

Run by a family team, the business operates on a traditional trading hours with lunch and evening service from Tuesday to Sunday and closed on Mondays. This current model offers an appealing lifestyle balance, while leaving room for new owners to extend hours or offerings if desired.

The Manor Inn is particularly renowned for its food. It offers freshly prepared, locally sourced dishes with an emphasis on quality and seasonality. Seafood is a house speciality, and the pub's Sunday roasts, and evening meals are especially popular, drawing a steady stream of loyal patrons not just from the local community, but from the wider South Devon and Exeter areas. The combination of inviting cuisine and a welcoming atmosphere has made The Manor a true destination venue.

The business enjoys a strong local following and is at the heart of the local community. The building itself is full of character, blending traditional features with modern comfort to create an inviting and relaxed environment for diners and drinkers alike.

Offering a rare opportunity to acquire a successful, turnkey operation in one of Devon's most sought-after rural locations, The Manor Inn should appeal equally to lifestyle buyers looking to enjoy a home-and-income business in a beautiful setting, and to experienced hospitality operators seeking to build on the pub's excellent reputation and tap into its clear potential for future growth.

RATEABLE VALUE

2023 List: £19,300. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

TENURE

Freehold. The property is being sold as a TOGC (Transfer of a Going Concern).

COUNCIL TAX BAND B

SERVICES

We are informed the premises are connected to mains electricity, mains water, private drainage system, LPG gas (for cooking and heating).

INVENTORY

Trade inventory to include fixtures, fittings and equipment will be included in the sale, subject to inventory (excluding personal items).

EPC AWAITED

VIEWING

Viewing is strictly by appointment only and must be arranged through the Sole Agents, Bettesworths. Tel. 01803 212021.

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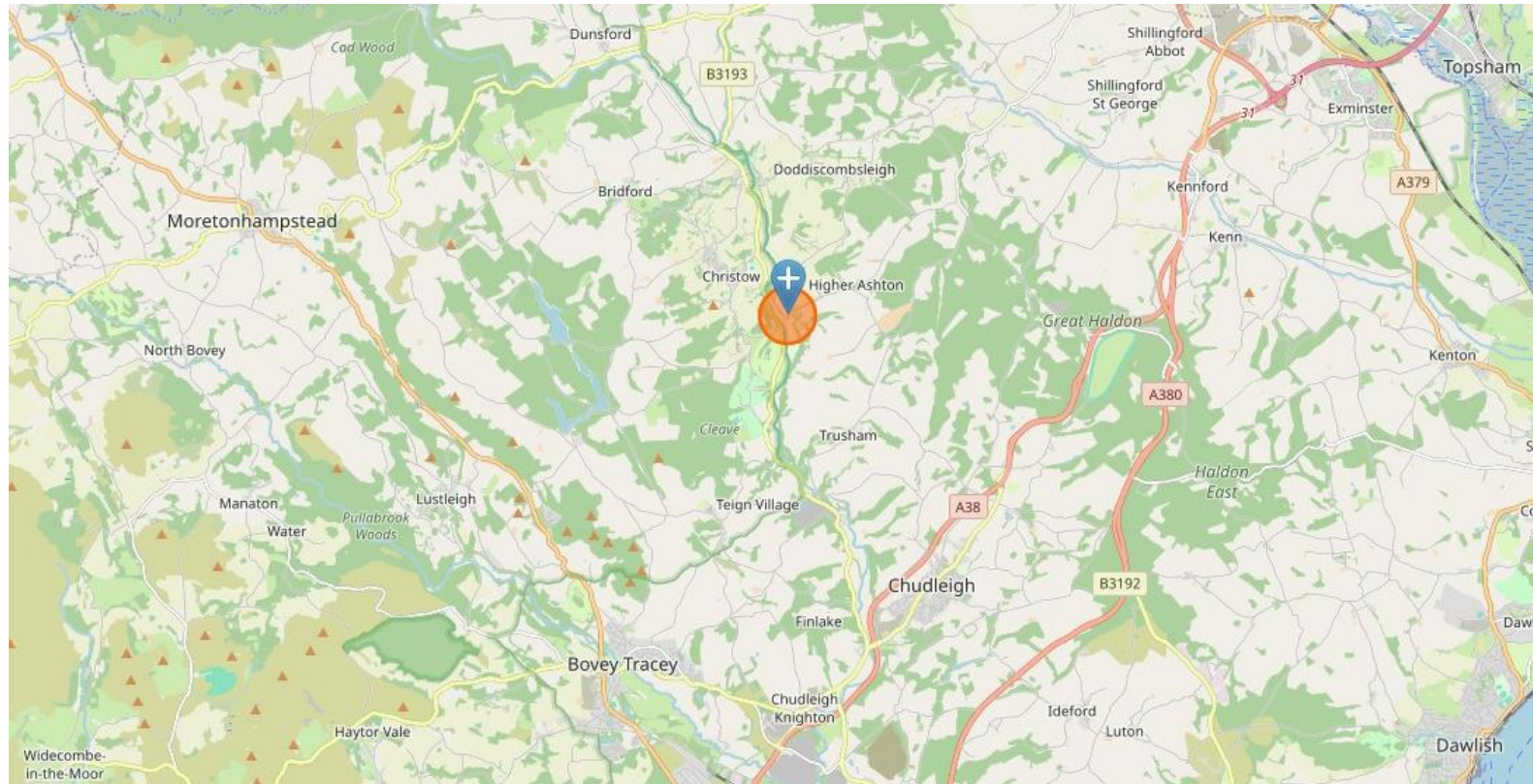


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