



# Church House Inn

Church Walk, Stoke Gabriel, Nr. Totnes, Devon, TQ9 6SD

CHURCH HOUSE INN  
OPEN  
12.00 - 10.00  
11.00 - 10.00  
12.00 - 10.00  
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**Charming and Unspoilt Grade II Listed Devon Village Inn**  
**Character Main Bar with Exposed Beams and Inglenook Fireplace with Local's Snug Bar**  
**Kitchen, Ancillaries and Recently Built 'Back of House' Extension**  
**Spacious 4 Bed Owners Accommodation • Outside Seating and Separate Dedicated Car Park**

***A Very Well Established Business, Available on a New 'Free of Tie Lease' at a Fair Rent, for the First Time in Over 30 Years***

## **LOCATION & DESCRIPTION**

Stoke Gabriel, nestled on a serene creek of the River Dart in the South Hams Area of Outstanding Natural Beauty in South Devon, is a beautiful, unspoilt English village of approximately 1,400 inhabitants. This rural parish is surrounded by rolling green hills, picturesque countryside and a strong sense of history. With its charming atmosphere, winding streets and proximity to the popular maritime port of Dartmouth, historic market town of Totnes and beautiful Torbay, Stoke Gabriel is a popular place to live and visit. With its Church mentioned in the Domesday Book, an 800 year-old yew tree in the Churchyard and many ancient cottages, the village can trace its history back well over a 1,000 years. The Church House Inn has been owned by the Church for over 500 years.

The village is a significant tourist attraction, luring many repeat visitors from nearby Torbay and wider Devon, as well as from much further afield. There are bed and breakfast, Airbnb and holiday rental properties to suit all budgets, and several very popular camping facilities all within easy walking distance of the centre of the village. In addition to the annual influx of holiday makers, the local population comprises families who have lived in the village for many generations, people who have retired to the area from other parts of the country, and young people who commute to nearby towns for work.

Unlike several other villages in the area, Stoke Gabriel has a high proportion of permanent residents across a wide age range and is therefore able to support a very broad variety of social activities. The Village School has up to 80 pupils up to the age of 11.

The annual Carnival and Mill Pond Challenge; junior and adult sailing, kayaking and paddleboarding with the village boating association; the Scout Group, Art Group, football and cricket clubs, Women's Institute and British Legion are all thriving, with many active participants. The Winter Wassail takes place in the orchard opposite the premises and is a popular attraction.

The Church House Inn is situated on Church Walk at the centre of the village, almost opposite the local Post Office, shop and primary school. Stoke Gabriel is a short drive from Paignton and the wider conurbation of Torbay to the east, and Totnes and the South Hams to the west. Both are accessed primarily from the A380, which leads directly to Totnes and links with the M5 at Exeter and the wider UK road network.

Ref No: 5023

**£20,000 Leasehold**

**Interested in this property?**

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## THE PROPERTY

The Church House Inn is an attractive Grade II Listed, whitewashed stone property on the corner of a pretty cobblestone walkway, within a terrace of houses leading to the parish church in Stoke Gabriel. The Inn is reputed to date from the 12th century and probably originally housed the Masons while building the nearby church.

*The accommodation comprises:-*

## PORCH ENTRANCE

Leading through to:-

## LOUNGE BAR

26' 0" x 18' 0" (7.93m x 5.49m)

Heavily beamed room, oozing character with large focal inglenook fireplace to far side. Seating at spindle-backed chairs, settles and round and oval tables. Circa 30+ covers. Central timber top bar servery, wall mounted darts board, a range of prints, photos, brass ornaments etc. Carpeted. Through to:-

## LOCALS BAR

18' 0" x 10' 3" (5.49m x 3.12m) Plus recess 10'0" x 6'0" (3.05m x 1.83m)

A cosy 'snug' room with whitewashed stone walls and tongue and groove panelling to dado height. Wall mounted flat screen TV. Local club/society photos, upholstered bench seating, tables and chairs for circa 25 covers in total. Carpeted. Bar Servery with shelving, optics and glass washer, basin and electronic till (this servery interlinks with the lounge bar servery).

## KITCHEN

Situated to the side of the main lounge bar with separate access to outside. Part commercial/part domestic with 4 microwaves, 6 ring gas range, double deep fat fryer and various refrigeration. Steps up to:-

## SMALL UTILITY AREA

With sink & dish washer. Further section with washing machine and dryer. Steps to outside.

## RECENTLY BUILT NEW EXTENSION COMPRISING:

### LADIES & GENTS WC'S

### GROUND FLOOR TEMPERATURE CONTROLLED BEER CELLAR

Steps up to:-

## STOREROOM

With vaulted ceiling. Currently used for storage but huge potential to develop as further trading space/function room.

## OWNERS ACCOMMODATION

Reached via a spiral staircase from behind the lounge bar servery.

## FIRST FLOOR LANDING

With room either side.

## LOUNGE

14' 0" x 19' 0" (4.27m x 5.79m)

Pleasant room with separate entrance via stone steps from the road.

## BEDROOM 1

14' 0" x 9' 3" (4.27m x 2.82m)

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## **BEDROOM 2**

12' 6" x 10' 1" (3.81m x 3.07m)

## **BATHROOM**

With bidet, wash hand basin, WC, bath and electric shower.

## **KITCHEN**

12' 0" x 7' 6" (3.66m x 2.29m)

Fitted with domestic units.

Leading through to:-

## **DINING ROOM**

10' 6" x 8' 5" (3.20m x 2.57m)

## **ATTIC SPACE**

Reached via staircase with two attic rooms.

## **OUTSIDE**

To the rear of the Inn is an enclosed courtyard with storeroom and separate store.

To the front of the Inn is a narrow trade terrace with seating for approximately 12 at pub benches. Approximately 100m along with road is a car park dedicated to the Church House Inn with parking for circa 15-17 cars.

## **GENERAL INFORMATION**

### **THE BUSINESS**

The Church House Inn is a quintessential village inn, steeped in history and at the heart of the local community. The current lessee has been at the Inn for over three decades and is now looking to retire.

The Church House Inn is popular with locals and visitors alike, with strong and loyal local support among village residents and churchgoers. The business opens 7 days a week, albeit on rather restricted hours at present.

The Inn has traded successfully over the years and is now poised for a new tenant to untap its undoubted potential and to build on an already strong platform of wet and dry sales.

### **TENURE**

The Church House Inn is being offered on a new 15 Year, Fully Repairing and Insuring 'Free of Tie' Lease at a guide rent of £18,000 pa. With further terms to be agreed.

Landlord: The Stoke Gabriel PCC.

For further information please contact Matt Bettesworth on 01803 212021 or matt@bettesworths.co.uk

### **RATEABLE VALUE**

2023 List: £10,300. 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.

### **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.

**COUNCIL TAX BAND A.**

**EPC AWAITED.**

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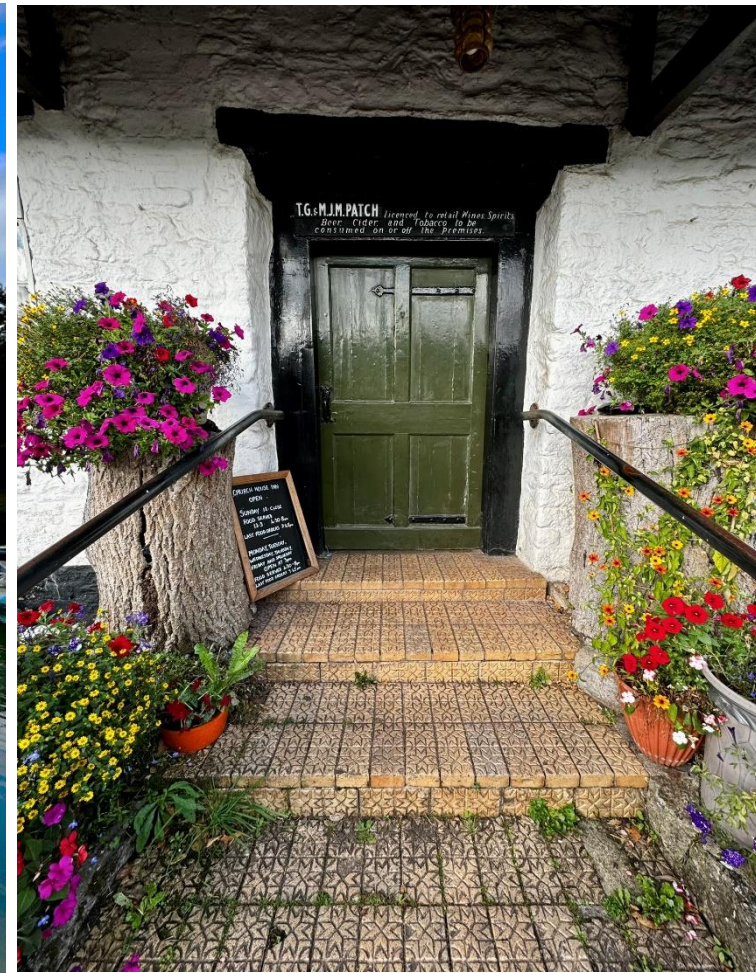






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