



The Plymouth Inn

26 West Street, Okehampton, Devon, EX20 1HH



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**A Characterful Public House (Currently Closed)
Offering Great Potential with Spacious Owner's Accommodation
Two High Quality Letting Suites (Currently AirBNB's)
Public Bar with Recently Fitted CQDS System
Dining Room, Potential Kitchen & Outside Courtyard**

LOCATION

The Plymouth Inn is situated in a prominent location on West Street, which joins Fore Street, the main shopping street in the heart of the popular market town of Okehampton.

Okehampton has a resident population of 7,500 however it is a popular destination for walkers, cyclists, and outdoor enthusiasts due its location on the edge of Dartmoor National Park.

It is located close to the A30 affording excellent access to both Plymouth and Exeter.

DESCRIPTION

The Plymouth Inn is a former 17th Century coaching inn with later additions built of a mixture of stone, timber, and masonry walls under a multi pitched slate roof.

The building has recently been the subject of renovations to a high standard including to the bar, dining room and the two letting suites.

The spacious four bedroomed owners living accommodation and the kitchen still require refurbishment.

Ref No: 4754

Offers Invited in Excess of £300,000 Freehold

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The accommodation briefly comprises:-

Approached through double doors leading to an appealing entrance way with large paving stones that lead through to the rear garden.

BAR

23' 0" x 15' 1" (7m x 4.6m)

Fitted bar and wooden floors. New CQDS system.

Leads through to:-

DINING ROOM

30' 2" x 10' 6" (9.2m x 3.2m)

KITCHEN

13' 9" x 9' 6" (4.2m x 2.9m)

Requires refurbishment.

FIRST FLOOR

OWNERS' ACCOMMODATION

Accessed by staircase from the bar area.

LIVING ROOM

14' 1" x 15' 9" (4.3m x 4.8m)

KITCHEN

10' 8" x 9' 2" (3.26m x 2.8m)

BATHROOM

BEDROOM

13' 1" x 10' 6" (3.99m x 3.21m)

BEDROOM

7' 7" x 11' 5" (2.3m x 3.48m)

Steps down to:-

BEDROOM

14' 8" x 9' 3" (4.48m x 2.81m)

BEDROOM

10' 1" x 10' 0" (3.08m x 3.06m)

Off courtyard:-

COTTAGE SUITE

22' 8" x 10' 4" (6.9m x 3.14m)

A letting suite refurbished to a high standard with compact kitchen area, log burner and en-suite bathroom.

LADIES & GENTS WCS

STABLE BLOCK

Comprising 3x stores.

Stone staircase from rear courtyard leads to:-

SCHNOODLE SUITE

24' 9" x 15' 10" (7.55m x 4.83m)

A letting suite refurbished to a high standard with wooden floors, exposed beams, and wood burner. Compact kitchen area and en-suite bathroom.

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OUTSIDE

Paved courtyard entertainment area and small enclosed lawned area.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £7,500.

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 have been informed that the property is connected to mains electricity, drainage, gas, and water.

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 RATING C

VIEWING

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



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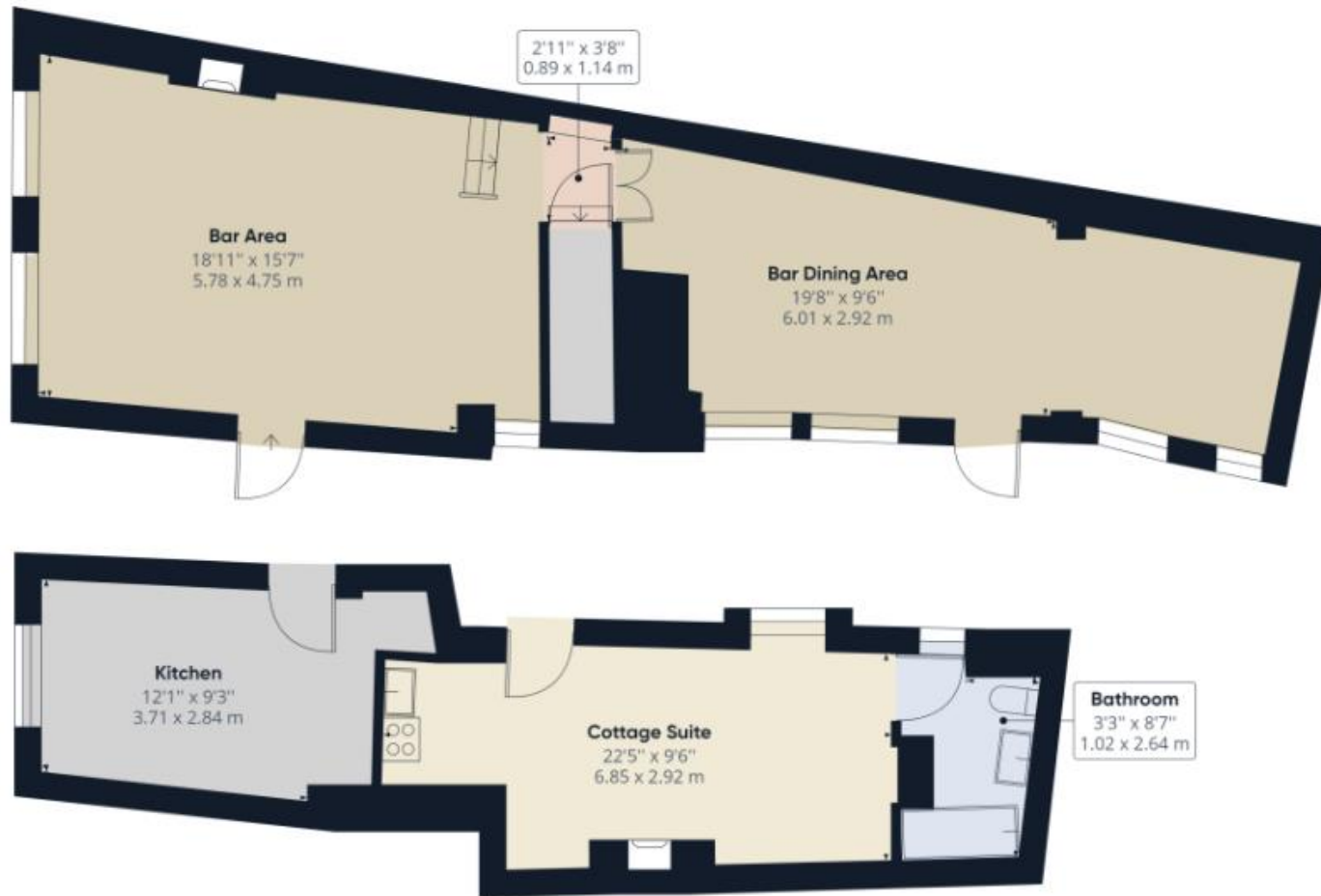
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