



The Lyneham Inn
Farmhouse
Carvery

Lynham Inn
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Lyneham Inn

Plympton, Plymouth, Devon, PL7 5AT



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**Stunning Country Inn with Beautiful Gardens and Large Car Park
Character Trading Areas Over 3 Sections with 80+ Internal Covers
Refurbished 3 Double Bedroom Owners Accommodation
80 External Covers with Additional Paddock**

**High Turnover Business with Good Profits Although Huge Potential to Increase Further Under 'Owner Driver'
Genuine Retirement Sale, Currently Run Under Management**

LOCATION

The Lyneham Inn is conveniently situated on the outskirts of Plympton, just off the A38 Devon Expressway making it an easy destination location. Plympton is an historic stannary town and a popular place to live, now known as a suburb of the city of Plymouth with the population almost doubling since the 1990's. The main shopping district of Plympton is the Ridgeway, with an abundance of amenities and services including a Post Office, Co-op, pharmacies, fashion shops, bakeries and a florist. There are major supermarkets located in Plympton as well as good schools and many parks and recreational areas. The vibrant city of Plymouth is only 8 miles to the east of Plympton, voted the best city to live in 2024 and full of historic landmarks and the scenic waterfronts of the Hoe and Barbican. Plympton is well connected to the rest of Devon via the A38, which runs between Plymouth and Exeter and onto the M5 network to the east of Exeter.

DESCRIPTION

A substantial Grade II Listed stone built property, with elegant proportions under a pitch slate roof. The property has been well maintained over the years and is presented beautifully both inside and out. A stunning beer garden is situated to the front with a sunny aspect, permanent gazebo and children's play area. There is a substantial car park making this an accessible venue to visit and a paddock beyond. The property benefits from a service yard and outbuildings to the rear.

Ref No: 5060

£20,000 Leasehold

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The accommodation briefly comprises:-

ENTRANCE PORCH

Leading to:-

MAIN TRADING AREA

Full of character with circa 36 covers arranged over a traditionally decorated room with painted timber panelling to dado height, exposed ceiling beams and centrally positioned timber topped bar servery. Seating at a range of pine tables with an assortment of upholstered timber chairs. Carpeted. This area leads through to the:-

CONSERVATORY

A bright and airy space with 2 sets of French doors straight out to the beer garden. Circa 26 covers with contemporary tables and chairs. Ceiling blinds and curtains. Carpeted.

CARVERY AREA

Additional seating for circa 16. Main carvery unit behind.

PRIVATE DINING ROOM

With timber panelled walls, central table with captain's chairs seating up to 8.

LADIES & GENTS TOILETS

COMMERCIAL KITCHEN

Fully equipped and professionally clad with uPVC walls, arranged over three interconnecting sections:

PREP/WASH UP AREA

With commercial dishwasher. Non-slip flooring.

MAIN KITCHEN SECTION

With full extraction and a range of commercial catering equipment.

FURTHER CHILLER AREA

Which houses a walk in fridge and a walk in deep freeze.

FIRST FLOOR

SPACIOUS PRIVATE OWNER'S ACCOMMODATION

Including:-

LARGE LIVING ROOM

OFFICE

KITCHEN

With fitted domestic units.

3 DOUBLE BEDROOMS

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FAMILY BATHROOM

With WC, wash hand basin, bath and shower.

FURTHER BATHROOM

With WC and wash hand basin.

NB: This floor has recently been completely redecorated.

OUTSIDE

To the rear of the property is a private yard used for staff parking and deliveries. Stone outhouse with two storage rooms, separate outhouse with ground floor beer cellar which is temperature controlled.

To the front of the pub is the main beer garden, which is a beautifully landscaped and lawned area with seating for over 180 at a number of pub benches. Separate permanent gazebo. Large car park with over 70 dedicated car parking spaces.

Paddock situated to the other side of the car park.

GENERAL INFORMATION

THE BUSINESS

The Lyneham Inn is a very well known and popular destination food house with a great reputation for its carvery. The business has been established over many years and is a firm favourite with locals and regulars and also those visiting the area throughout the year.

The business is currently run totally under management, with a compliment of full time and part time staff. Carveries are particularly popular and available all week although bar menus are available all day with an alternative option of homemade pie and half a roast chicken to the main carvery meats.

The head chef takes great pleasure in using some of Devon's finest produce, which always reflects the season of the year. With a well thought out range of wines to compliment the menu and high levels of services, the Lyneham Inn has a well established and deserved reputation throughout the area.

The Inn is currently open Wednesday - Saturdays 12pm-8pm, with carvery's available from Wednesday-Saturday 12pm-2pm and 5pm-7pm. The popular Sunday farmhouse carvery is open from 12-7pm with last sitting at 6.30pm. The Lyneham is currently closed Mondays and Tuesdays.

The Lyneham Inn comes alive in the summer months with its's beautiful sunny garden, which is also popular in the evenings and a well known stop off for those travelling on the A38.

There is undoubtedly huge potential for a new 'owner driver/couple' to further boost trade to formerly historic levels and increase the bottom line profit from an already strong base.

Further trading information will be released to bona fide interested parties following a formal viewing through the Sole Selling Agents, Bettesworths.

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TENURE

Leasehold.

We have been informed that the property is held on a Full Repairing and Insuring Lease from Stonegate, tied for beer and cider products only. The rent effective from February 2025 is £59,000 per annum. The lease has five years unexpired and has the benefit of security of tenure.

RATEABLE VALUE

2023 List: £40,500.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

EPC RATING C

COUNCIL TAX BAND C

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.

VIEWING

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

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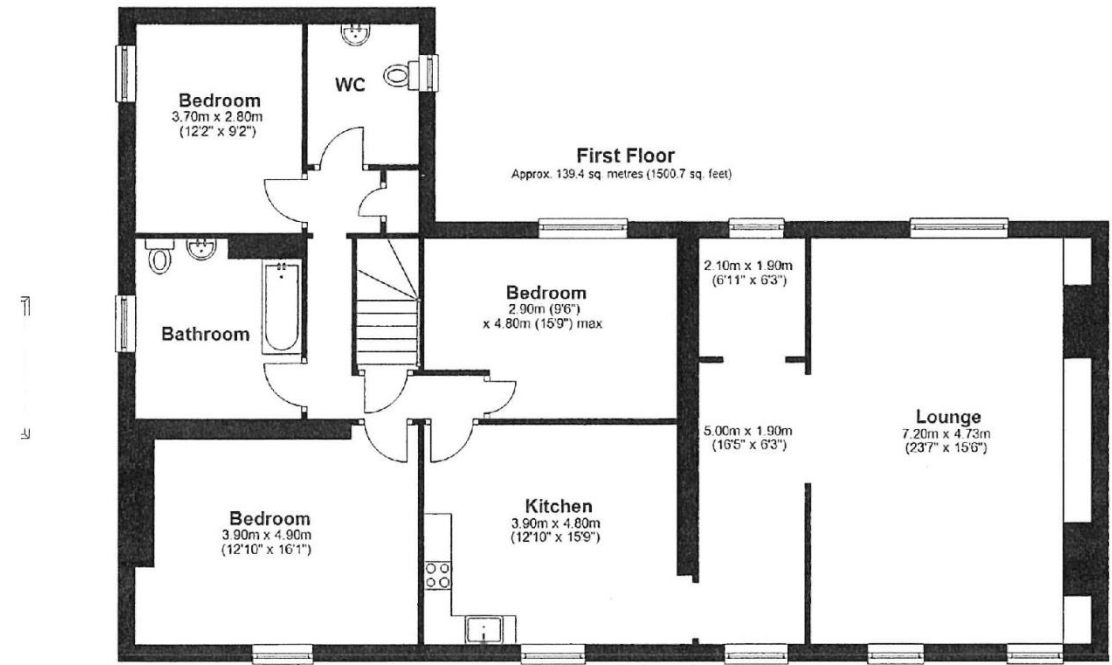
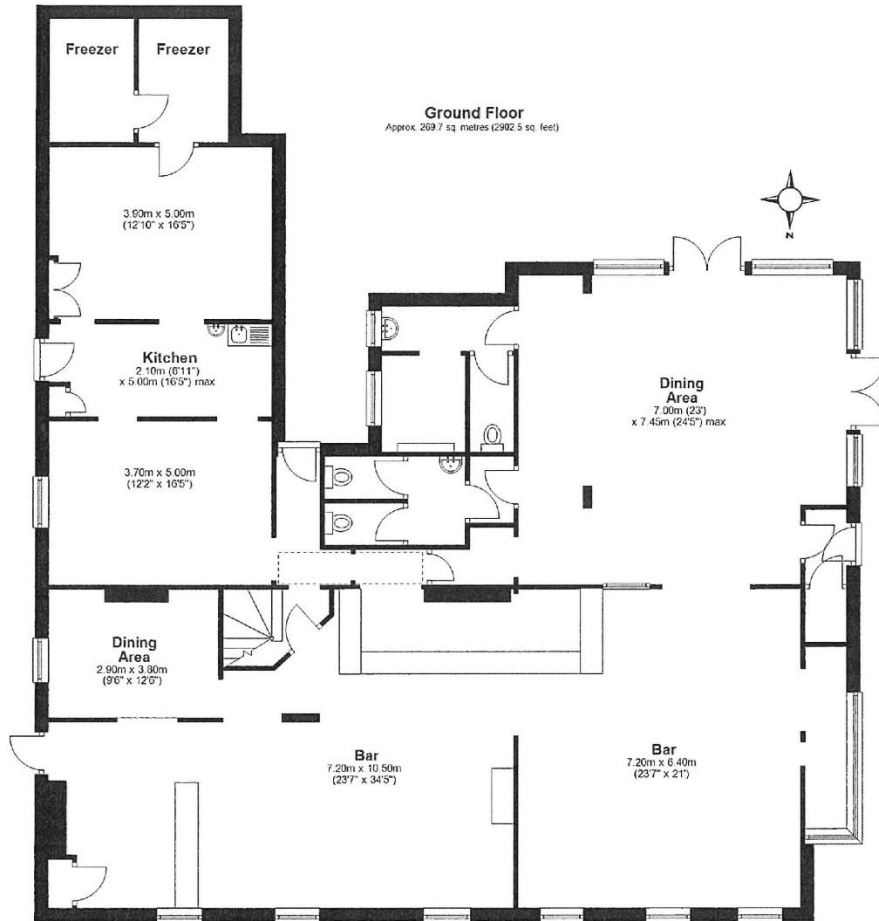
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Total area: approx. 409.1 sq. metres (4403.2 sq. feet)

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Family Business
3 Generations
Since 1943



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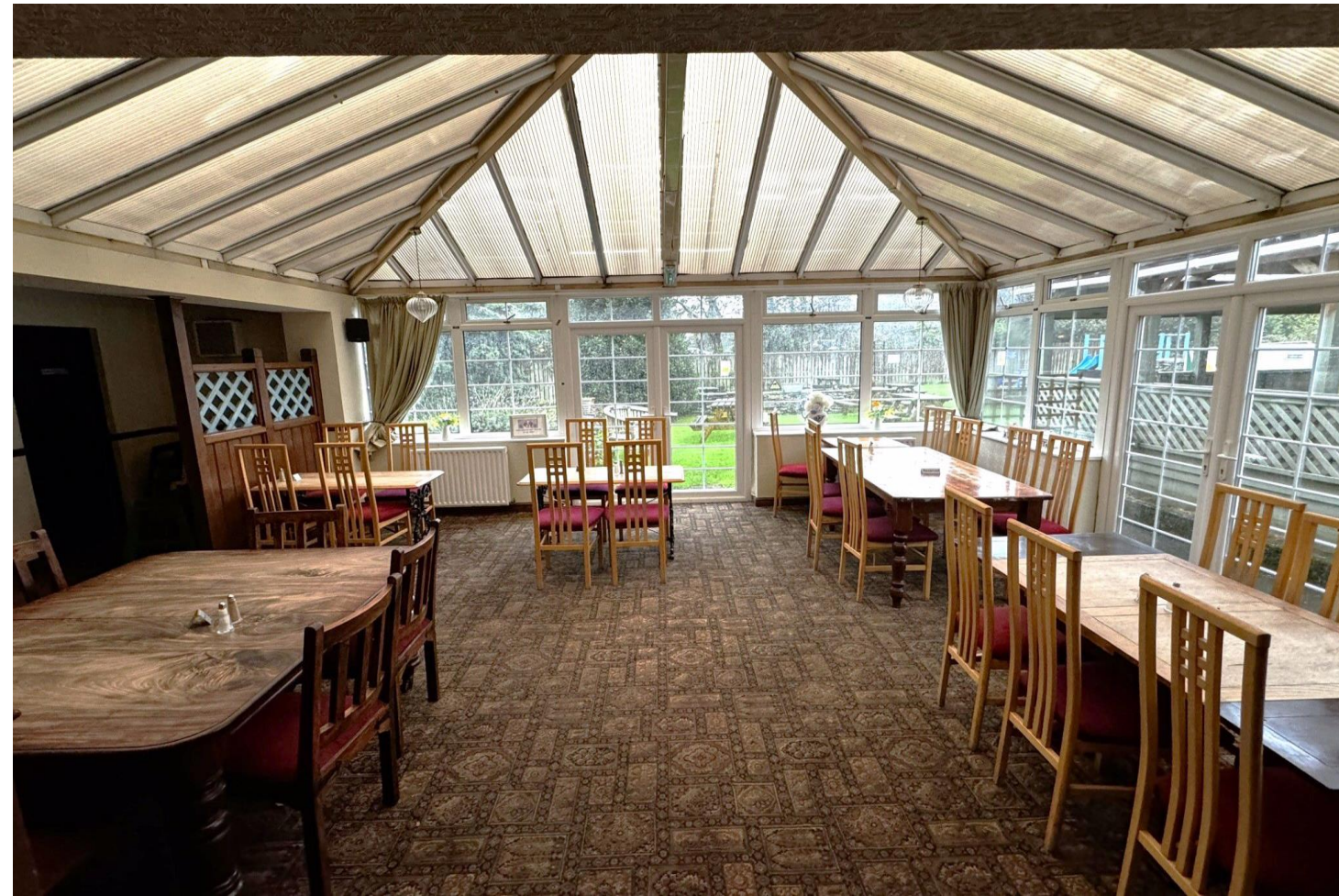
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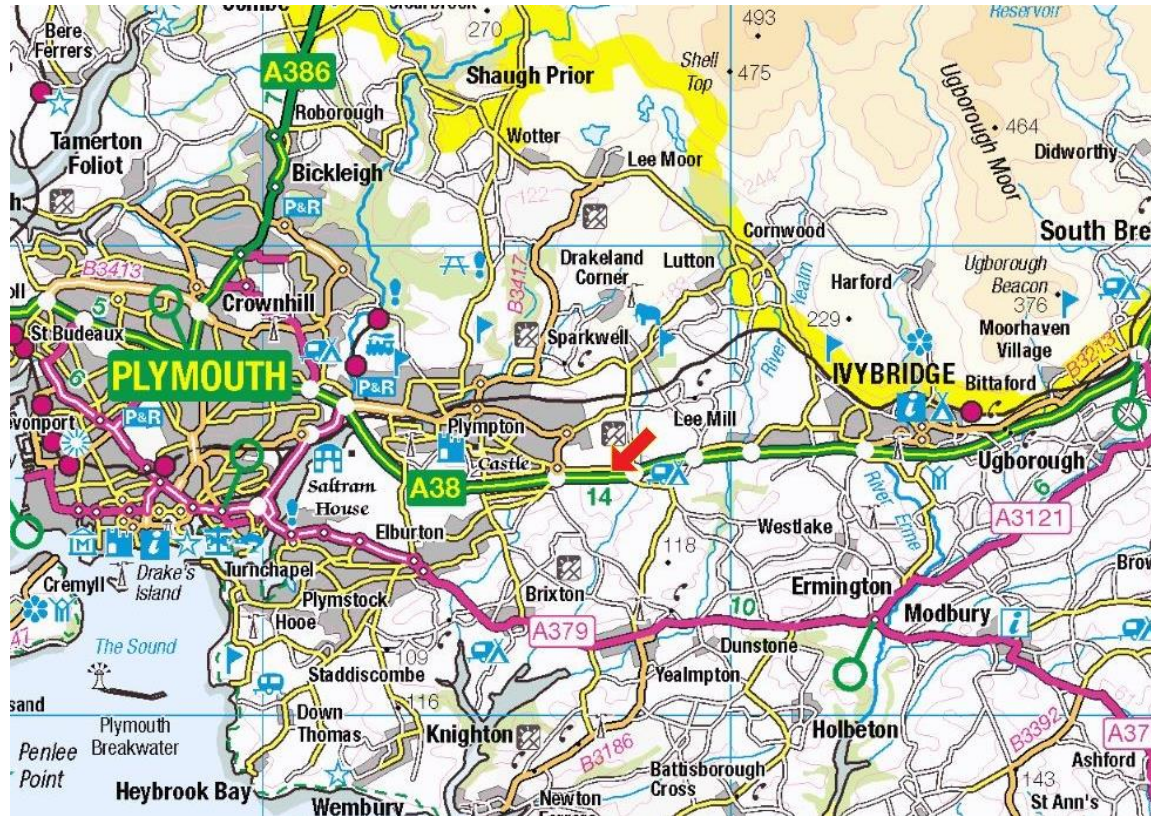
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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