



Sportsmans Inn

Exeter Road, Ivybridge, Devon, PL21 0BQ



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Substantial 14 Bedroom Hotel & Inn situated in the heart of Ivybridge

14 Well Presented En-Suite Letting Rooms & One Bed Owner's/Manager's Flat

Fully Equipped Catering Kitchen, Various Ancillary Rooms, Storage & Separate Laundry Room

**Large Open Plan Trading Area Providing Lounge & Dining Area with Reception Desk, Back Bar/Games Room & Office
Outside Trading Area & Car Park**

Joint Auction Partners, Clive Emson - Auction Date: 23rd July 2026

LOCATION

Surrounded by beautiful countryside and moorland, Ivybridge has a magnificent natural setting and rich heritage of traditional South Devon industries, such as milling and cloth making. The town's name comes from the bridge over the fast flowing River Erne, which powered Ivybridge's mills. Ivybridge is located in the South Hams area of Devon and lies about 9 miles east of Plymouth. It is at the Southern extremity of Dartmoor National Park and lies along the A38 (Devon Expressway) Road.

The town is known as the 'Gateway to the Moor' and is the start/finish of the long distant walking path the Two Moors Way. With a population approaching 13,000, Ivybridge is the largest town in the South Hams and is a bustling place to live and work and a popular destination for year-round tourism.

DESCRIPTION

A substantial two storey property situated just on the edge of the town and a one-minute walk to all the major facilities on offer. The property has a large car park to the rear, with an outside trading area which leads into the extensive open plan trading area and back bar. The property has the benefit of 14 en-suite letting rooms, which are popular year round and owners accommodation. The business has extensive 'back of house' ancillary space and an exceptional commercial kitchen.

Ref No: 4282

Auction Guide Price £275,000 + Plus Fees

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The accommodation briefly comprises:-

BAR & RESTAURANT

A large open plan trading space with central positioned bar servery with the room divided into a lounge seating area, raised dining section and further restaurant area to the side. Traditional decorated with a warm and inviting feel. The room can accommodate over 80 covers and is often used for large functions, weddings, parties etc.

DANCE FLOOR AND SOFT SEATING AREA

Situated to the side of the main bar with exposed ceiling beams, various pub memorabilia and bric a brac and seating at a range of upholstered high back chairs, leather sofas, bar stool etc. Mainly carpeted throughout.

RECEPTION DESK

To far corner.

BACK BAR/GAMES ROOM

Situated behind the main bar with panelled walls and carpeted floor making this a cosy 'sports bar' at a range of upholstered chairs, captains chairs and bar stools. Plenty of sporting memorabilia on the walls (some personally owned) with a wall mounted flat screen television and wall mounted dartboard. Corner bar servery.

STILL ROOM

FULLY EQUIPPED COMMERCIAL KITCHEN

With an impressive range of professional catering inventory.

FREEZER ROOM

BOILER ROOM

STORAGE ROOM

STAFF WC

Door to outside.

GROUND FLOOR BEER CELLAR

LARGE OFFICE

LETTING ACCOMMODATION

Largely arranged over the first floor with a disabled room at ground floor. The rooms are well appointed and presented with en-suite facilities, fitted desks and TV's, arranged as follows:-

GROUND FLOOR FAMILY ROOM 400

Double with bunkbeds and en-suite bathroom with bath, shower, WC and wash hand basin.

FIRST FLOOR

ROOM 401

Double room with en-suite shower facilities.

ROOM 402

Twin room with en-suite shower facilities.

ROOM 403

Twin room with en-suite shower facilities.

ROOM 404

Double room with en-suite shower facilities.

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ROOM 405

Twin room with en-suite shower facilities.

ROOM 406

Triple room with no bathroom.

ROOM 407

Double room with en-suite facilities.

ROOM 408

Double room with en-suite shower facilities.

LINEN CUPBOARD

SEPARATE BATHROOM

With bath, shower, WC and wash hand basin.

ROOM 409

LAUNDRY CUPBOARD

ROOM 410

Double room with en-suite facilities.

STORAGE CUPBOARD

ROOM 411

Double room with en-suite bath and shower facilities.

ROOM 412

Double room with en-suite bath and shower facilities.

ROOM 414

Honeymoon suite. Large double room with en-suite bath facilities. Fire escape.

OWNER'S FLAT

Arranged as:-

DOUBLE BEDROOM

KITCHEN/DINER

LARGE LIVING ROOM

BATHROOM

Situated on the second floor.

OUTSIDE TRADING AREA

A segregated seating area immediately to the back of the main bar with seating for 40 plus at pub benches with gazebo over.

LARGE CAR PARK

For circa 25 cars.

LAUNDRY BLOCK

Situated across the road from the kitchen. 2 storey former barn used for laundry storage, laundry purposes and general storage over two floors.

GENERAL INFORMATION

BUSINESS RATES

2026 List: £36,000. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

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COUNCIL TAX BAND A

SERVICES

We understand that the property is connected to mains gas, water and electricity with central heating system.

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.

EPC RATING C

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