



**EXMOOR MANOR HOTEL AND BEGGARS ROOST INN,  
BARBROOK, DEVON, EX35 6LD**

**EPC: D81**

**OFFERS IN THE REGION  
OF £899,950**

**Miller Commercial**   
The business property specialists





HISTORIC FREEHOUSE & LETTING ROOMS (7)  
NEAR LYNTON, LYNMOUTH & EXMOOR PARK  
SUBSTANTIAL REFURBISHMENT AND INVESTMENT  
TOTAL COVERS c. 150 OVERALL  
2 BEDROOM OWNERS ACCOMMODATION  
GROWING TRADE WITH FURTHER POTENTIAL  
RARE FREEHOLD OPPORTUNITY  
EPC: D81

## LOCATION

The business is situated in an elevated position above the village of Barbrook, a few miles from Lynton and Lynmouth in North Devon. The area is extremely popular with holiday makers, who come to explore the pretty villages, stunning coastline and surfing beaches at Croyde and Wollacombe. Also, Barbrook is on the the edge of Exmoor National Park, making this business popular with walkers.

## THE PROPERTY

We understand the property is from the Georgian era and comprises a Manor House with a modern interconnecting building to a former Barn, now the Beggars Roost Inn. The Manor House has two entrances, through the reception and it's own original front door and comprises 7 (6 currently let) large and well appointed and refurbished letting rooms, along with the spacious second floor 2 bedroom owners apartment. To the front are mature gardens, principally comprising a lawned area, which many of the rooms overlook. The Beggars Roost (former Barn) is an equally impressive building, with a traditional bar and restaurant on the ground floor, leading to a quite spectacular first floor Functions room, with a mezzanine breakfast area and interconnecting staircase to the Manor House reception. In summary, this sale represents an opportunity to acquire two quite magnificent historic properties which have undergone a significant amount of investment to bring them up to modern standards, yet retain a huge amount of character and charm.

## THE BUSINESS

We understand the business has traded for over 30 years, has been in our clients tenure since February 2015 during which time they have undertaken a significant amount of investment to build the business up, which is now showing results as evidenced by year on year sales growth. The business trades all year with exception of some closure in January and February and is run by our clients with chefs and bar persons. The trade split is approximately 20% accommodation; 30% wet and ; 50% food sales. the turnover for the latest full year (end March 2018) showed sales of £280,000 (net of VAT) with an operating Gross Profit level of 57%. Further information regarding our clients business

can be seen at [www.exmoormanor.co.uk](http://www.exmoormanor.co.uk)

## THE ACCOMMODATION COMPRISES (all areas and dimensions are approximate)

All areas and dimensions are approximate.

## EXMOOR MANOR HOTEL

### RECEPTION

11.43m x 5.47m : Doors and windows to front, overlooking the gardens. Stairs to first floor accommodation, landing and breakfast room. Built in reception desk, tables, chairs and comfortable seating for guests.

### LETTING ROOMS

Accessed internally via the Reception or via it's own front door, with a large entrance hall. All rooms are en-suite and have Colour TV's, tea and coffee making facilities and a fridge.

### ROOM 4

Double / Family : Two windows to the front elevation. En-suite shower.

### INNER HALLWAY

Boiler room

### ROOM 3

Double : Window to rear elevation. En-suite shower.  
NB - currently used by a staff member

### ROOM 2

Double : French doors to the garden. En-suite bath with shower.

### ROOM 1

Superior : Window to front elevation. Bathroom with freestanding roll top bath and separate shower.

## FIRST FLOOR LETTING

### ROOM 7

Double / Family : Window to front elevation. En-suite shower.

### ROOM 6

Double : Window to side elevation. Built in wardrobe. En-suite shower.

### ROOM 5

Double : Window to front. En-suite bath and shower.

## BEGGARS ROOST INN

## MAIN BAR AND DINING AREAS

17.31m x 4.76m : A very impressive bar and dining room with many character features. Built in bar servery with 12 taps. Work space to rear of Bar. Tables and chairs for 40 covers. Three windows and a set of doors overlooking the garden. Working inset multi-fuel stove. Dumb waiter from kitchen above.

## CELLAR

4.16m x 3.20 : With racking and wall mounted cooling, located adjacent to the Bar.

## GENTS AND LADIES WC's

## STAIRS TO FIRST FLOOR

## FUNCTIONS ROOM

18.41m x 5.30m : A very impressive room with double height vaulted ceiling and wood panelled walls. Capable of taking 70 persons seated or up to 120 standing. Bar servery with 3 taps.

## COMMERCIAL KITCHEN

6.84m x 4.08m : A well equipped commercial kitchen, with commercial non-slip flooring and stainless steel walls. Second area 5.29m x 4.14m, door to rear elevation giving access to kitchen stores.

## BREAKFAST AREAS / STATION

4.90m x 6.91m (max), plus 4.0m x 3.5m : With tables and chairs for accommodation guests, dumb waiter from kitchen below.

## OWNERS ACCOMMODATION

## ENTRANCE HALL / STUDY

6.34m x 3.21m

## LOUNGE / DINING

5.3m x 5.10m : An impressive room with a vaulted ceiling, window to the front elevation. French doors leading onto private patio. Ample space for a dining table and settee etc.

## KITCHEN

3.04m x 2.94m :Two windows to the rear elevation. Electric hob and matching base and wall units.

## BATHROOM / SHOWER

Window to the rear elevation, bath and shower, low level wc and wash hand basin.

## BEDROOM 1

3.62m x 3.32m :Two windows to the rear elevation, built in wardrobe.



**BEDROOM 2**

3.40m x 2.98m : Window to the front elevation.

**OUTSIDE**

Large car park to the front for c. 30 vehicles and picnic benches for up to 48 covers. Lawned area to the front of the Manor House.

To the rear of the property is ample space for staff parking, waste storage and a building for general maintenance, outside tables and chairs, laundry and a walk-in chiller.

**GENERAL INFORMATION****LOCAL AUTHORITY**

North Devon District Council

North Walk

Barnstaple

Devon EX31 1EA

Tel: 01271 327711

**FLOOR PLANS**

NB - Floor Plans available upon request.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for this property is D81.

**INVENTORY**

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

**PREMISES LICENCE**

We understand the business currently holds a premises licence in respect the sale of liquor for consumption on and off the premises.

**BUSINESS RATES**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

**SERVICES**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

**STOCK**

To be taken at valuation.

**VALUE ADDED TAX**

All the above prices/rentals are quoted exclusive of VAT, where applicable.

**FINANCE**

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

**CONTACT INFORMATION**

For further information or an appointment to view please contact either:-

Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

or Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk)



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