



# The Candlelight Inn

Bishopswood, Chard, Somerset, TA20 3RS





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**Beautiful Pub with Land in Charming Somerset Village within Easy Reach of Taunton & Honiton**  
**Character Trading Areas Recently Refurbished to an Exceptional Standard - Pretty Trade Gardens & Outside Seating Areas**  
**Scope to Develop Land and add Letting Rooms to Increase Income Streams**  
**Highly Successful Business with Turnover in Excess of £900,000 ex VAT PA**  
***Priced 'To Let' on a New Free of Tie Lease***

## LOCATION

The Candlelight Inn is located in the Somerset village of Bishopswood, nestled in the heart of the Blackdown Hills Area of Outstanding Natural Beauty. The village lies approximately 10 miles south of Taunton and 11 miles northeast of Honiton, situated less than a mile from the A303 London to West Country trunk road. The Jurassic Coast and beaches of Lyme Regis are a 30-minute drive south of Bishopswood and the surrounding area is home to nature reserves and the Blackdown Hills, which attract visitors throughout the year.

## DESCRIPTION

The Candlelight Inn is an attractive 18th Century pub of stone construction under a pitched slate roof. The whole pub has recently been refurbished to a very high standard with interior design carried out by renowned international Interior Designer Sian Parry-Jones [www.sianparryjones.com](http://www.sianparryjones.com). A former skittle alley adjoins one side of the pub and has been converted to additional trading space with stunning interior design, a completely new bar with solid oak bar top, two display fridges, copper clad worktops, sink and glasswasher. Additional insulation installed with new wiring, lighting and heritage radiators throughout the pub. There is a separate set of toilets for this side of the pub, making the bar a standalone proposition if required, having useful sliding doors separating from the rest of the pub together with a separate external entrance door to the front car park. The toilets have been fully refurbished (one of two sets in the pub – both sets refurbished) with quality fixtures and fittings, including marble surfaces, mini-Belfast sinks, Grohe and Burlington sanitaryware. The whole pub has been fitted with a Sonos sound system with 11 individually controlled Sonos speakers.

A further extension has been added to the rear to accommodate the commercial kitchen and back-of-house areas. To the front of the front of the property is a large gravel area which provides external seating for 50 customers, as well as parking for circa 15 vehicles. To the rear of the building is a decked area and BBQ station, with seating at wooden benches for 30 customers in a beautifully planted country garden setting. A lane to one side of the pub leads to a large car park at the rear of the site with space for an additional 30 vehicles. Adjoining the car park is a grassed area with mature trees, including apple, pear and quince. There is a recently installed underground waste treatment plant in this area with surplus capacity built-in for any future additional accommodation in mind. There is a footbridge over the River Yarty leading to a public footpath and access to additional land, left to grow wild. Next to the rear car park there is an area given over to planting for the pub kitchen, with raised beds, a poly tunnel and a large wooden storage shed (previously used for cider production). There is scope to develop this whole area for a more substantial kitchen garden, additional accommodation or shepherd huts/bell tents subject to the necessary consents.

Ref No: 4914

£50,000 Leasehold

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The premises briefly comprises:-

## GROUND FLOOR

The main bar is accessed from an entrance at the front of the property and comprises an open plan space arranged around a large wooden servery along the rear wall. The trading area oozes character, with exposed beams (recently sand-blasted), flagstone and wooden floors, two wood burners and an open fire. The main bar has also been fully refurbished and redesigned by Sian Parry-Jones with bespoke window shutters and new individually designed unique lighting. Seating is at loose wooden tables and chairs for circa 55 customers. Off the main bar is a small private dining room seating up to 10 suitable for overflow diners or separate special occasion use. Adjoining the side of the main bar is the former skittle alley, which has been comprehensively refurbished with a contemporary feel and part log clad, part metallic rustic tiled walls and artificial living wall, all arranged around a new bespoke servery together with a large wood burner surrounded by a new, reclaimed brick fireplace with solid oak mantle. Seating is at loose wooden tables, chairs and banquettes for circa 30 customers. At the rear of the ground floor is the commercial kitchen, which is extensively fitted and equipped, including an extraction canopy. Additional accommodation at ground floor comprises two sets of male, female and disabled WC and several storerooms.

## BASEMENT

The basement comprises a substantial storage area which has recently been completely insulated. Accommodation includes a temperature-controlled beer store, with newly installed chilling equipment and pythons and a second room given over to four commercial freezers.

## FIRST FLOOR

The first floor comprises the owner's flat, extending to three bedrooms, with a lounge, kitchen and bathroom, as well as a private enclosed roof terrace. Planning advice has been obtained in the form of a pre-application regarding converting the owner's accommodation into letting rooms, with potential relocation of the owner's accommodation to the rear of the site.

## EXTERNAL

The property benefits from a substantial external area to the front of the pub, which is partly used for car parking and partly for external seating at wooden tables, benches and chairs for up to 50 customers. To the rear of the property on one side is the beer garden, which has a decked area with bench seating for circa 30, as well as a BBQ station. Immediately to the rear of the main building is a converted storage container, which accommodates a manager's office. At the very rear of the site is the customer car park, with space for circa 30 vehicles. Adjoining the car park is a grassed area with a number of flower beds and scope for relocation of the owner's accommodation, as well as shepherds huts or other letting accommodation.

## GENERAL INFORMATION

## THE BUSINESS

Our client has established a very successful pub business with a high-quality food offering that has recently been recognised with the award of Two AA Rosettes. The Candlelight Inn has become a very well-established destination venue in the area and trade has continued to grow despite the challenges of recent years, with the business ranked in the top 10 best pubs in Somerset by The Guardian. Trading information will be made available to seriously interested parties following a formal viewing.

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## TENURE

The property is offered on a 10 or 15 year, Fully Repairing and Insuring lease on a 'Free of Tie' basis at a passing guide rent of £45,000-£50,000 per annum, further terms to be agreed.

## PLANNING

The property is not Listed but is situated within the Blackdown Hills Area of Outstanding Natural Beauty.

## LICENCE

The Candlelight holds a valid Premises Licence, the main licensable activities are as follows:

Sale of Alcohol: Recorded Music:  
Monday to Saturday 10:00 - 00:00.  
Sunday 12:00 - 23:00.

Live Music  
Monday to Thursday 10:00 - 23:00.  
Friday to Saturday 10:00 - 00:00.  
Sunday 10:00 - 22:00.

## BUSINESS RATES

2023 List: £24,900.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Somerset & West Taunton Council.

## SERVICES

We are advised that the property is connected to mains water and electricity. A new treatment works has been installed to handle sewage and waste and has the capacity to service any newly created letting accommodation. LPG gas for cooking and oil for heating.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases all prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## 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 D

## VIEWING

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

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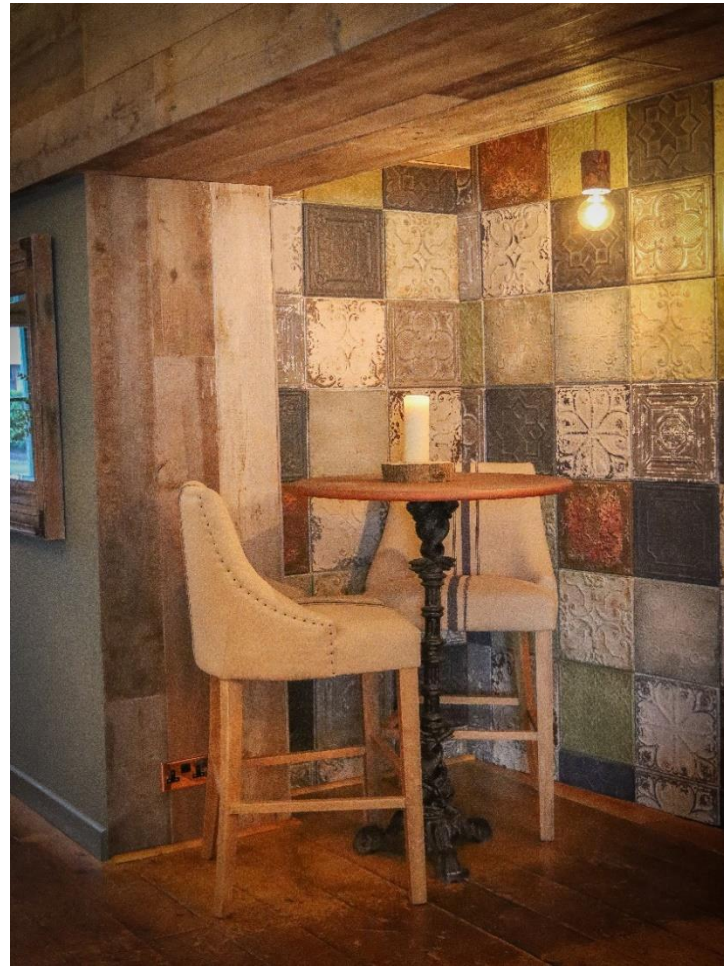






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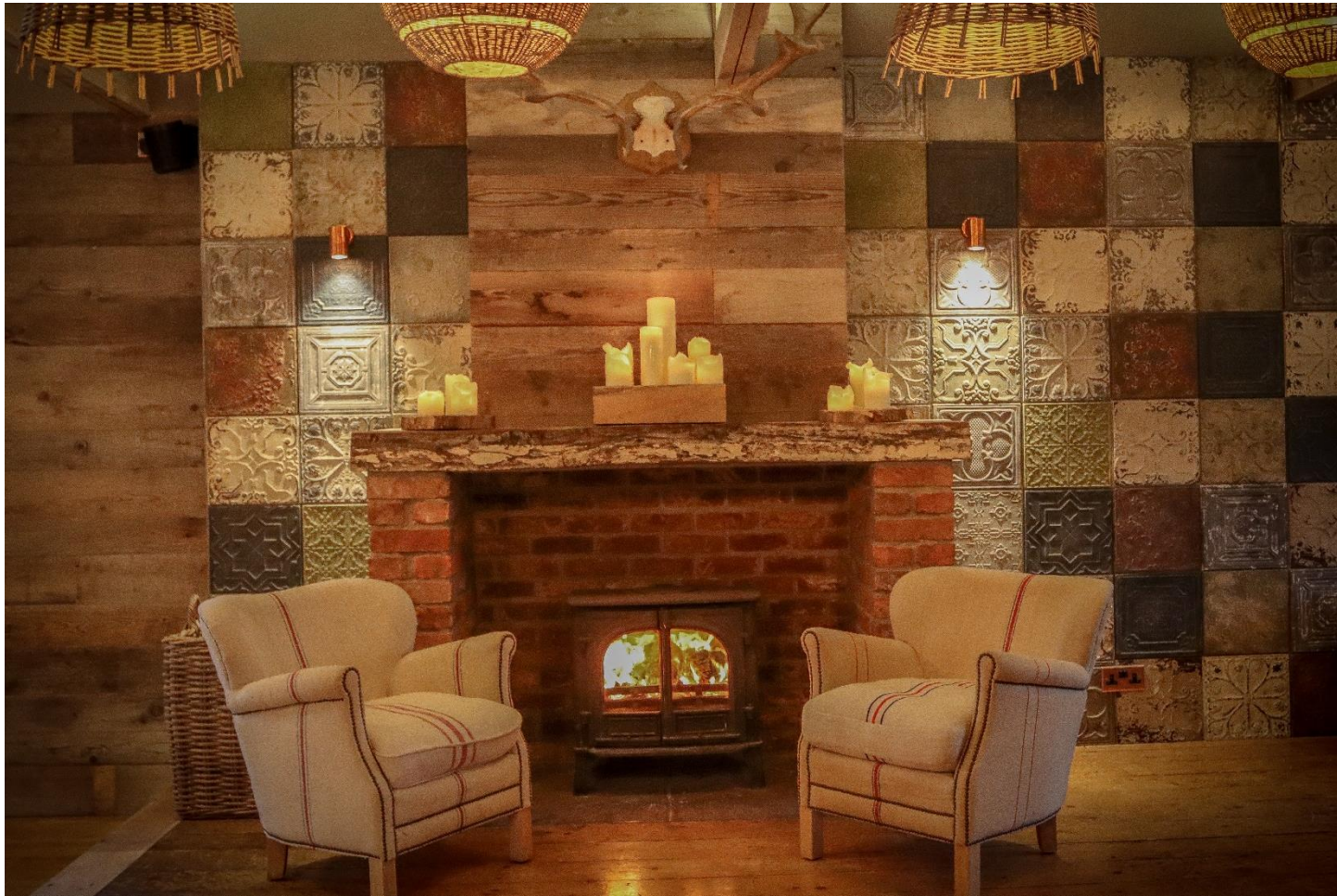






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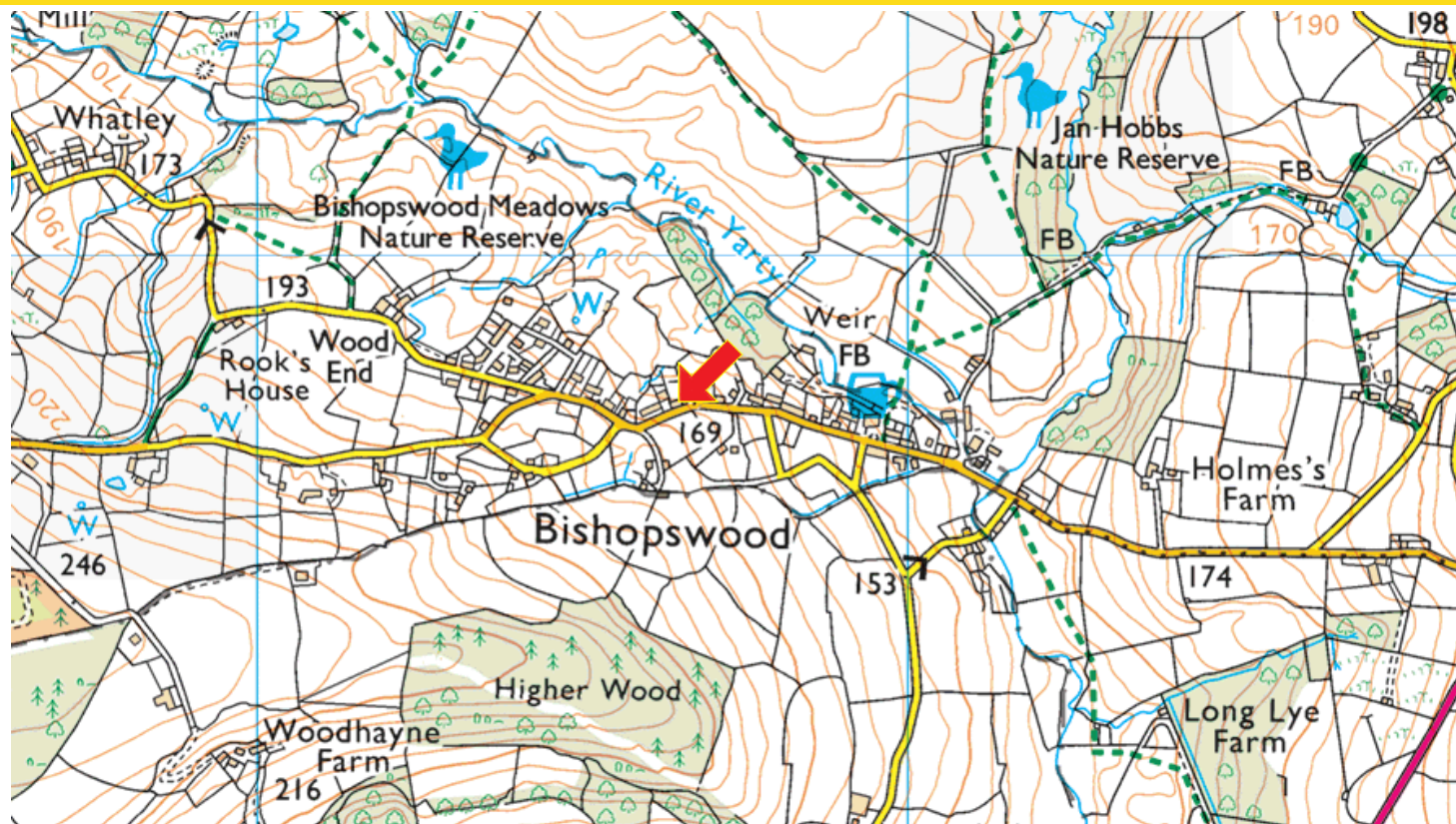






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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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