

# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS







# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS

**On The Instructions of Joint Fixed Charge Receivers**  
**Stunning Coastal Thatched Village Inn – Currently Closed**  
**Situated on the Outskirts of Torquay • Only a Few Hundred Yards from the Coast**  
**Beautifully Presented Trading Areas • ‘State of the Art’ Owner’s Accommodation**  
**Exceptional Commercial Kitchen • Beautiful Beer Garden & Raised Garden Bar, Both with Sea Views**  
**Private Garden with Vegetable Patch • 2 Letting Rooms**

***Unique Opportunity to Acquire One of the Few Remaining Freehold “Landmark” Pubs in South Devon***

## LOCATION

The Thatched Tavern is situated at the foot of a beautiful Valley in the small hamlet of Maidencombe on the outskirts of Torquay. Maidencombe beach and the coastal footpath are a few hundred yards from the Inn. Torquay harbourside and town centre are approximately 3 miles away and Shaldon and Teignmouth on the Teign Estuary approximately 5 miles in the opposite direction. The Thatched Tavern is ideally situated and enjoys a large catchment area including the whole of Torbay, Shaldon, Teignmouth, Totnes, Newton Abbot and beyond to Exeter and Plymouth.

## DESCRIPTION

A beautifully refurbished Grade II Listed Thatched (rethatched in 2023) building with stunning interior design. The detached building sits on an elevated plot, parts of which are believed to date from the 15th century. The original property has been sympathetically extended to the rear to provide a substantial restaurant and state of the art commercial kitchen. A stunning trade garden with sea views is situated to the side and rear of the property including, a raised garden bar. The property also benefits from a contemporary styled detached bungalow within the grounds, also with sea views.

Ref No: 4351

**£595,000 Freehold**

**Interested in this property?**

**T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)**





# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS

The property comprises:-

## **ENTRANCE PORCH**

### **MAIN BAR**

A character room wrapping around the focal Bar Servery. Exposed ceiling beams and attractive feature exposed stone fireplace with cast iron wood burner. Beautifully decorated trading area with oak flooring. French doors to the trade garden.

### **BAR SERVERY**

Timber topped and painted panel fronted with down lights. Bottle chillers, electronic cash registers. Bespoke tiled back bar fitting. Range of beer fonts including feature brass font with 4 hand pulls.

### **LOWER BAR**

Situated on lower ground floor and accessed via stairs from the main bar, again a character room with part exposed stone walls, exposed timber ceiling beams, oak flooring and substantial stone surround fireplace with cast iron wood burner. This room is interlinked with the Snug area.

### **SNUG**

Traditionally decorated room with shared stone surround fireplace.

### **LADIES CLOAKROOM**

### **GENTS CLOAKROOM**

### **UTILITY ROOM**

Side access door to bar and further access to main trading area.

### **GROUND FLOOR TEMPERATURE CONTROLLED BEER CELLAR**

## **RESTAURANT**

Situated on upper ground floor level and accessed via steps from the main bar. Beautifully presented rectangular shaped room with windows running the entire length of the garden elevation and painted panelling to adjacent wall. French doors with direct access to trade garden.

## **HOLDING AREA**

With non-slip flooring, condiment shelves and coffee making servery. 2 sets of French doors to outside Beer Garden.

## **DRY STORE**

## **COMMERCIAL KITCHEN**

Completely refitted and newly equipped with an extensive commercial inventory in 2019. Full extraction, non-slip flooring and tiled walls. In – out swing doors to restaurant.

## **WASH UP AREA**

## **STAFF WC**

## **STORAGE AREA**

## **LETTING ROOMS**

Situated at First Floor. Access via stairs through the Snug.

## **ROOM 1**

Double room with dual aspect. En suite bath with shower over.

## **ROOM 2**

Double room overlooking the garden. En suite bath with shower. Built in wardrobe.

Spacious **LANDING AREA** with airing cupboard and bookshelves.

## **OUTSIDE**

Substantial and newly landscaped trade garden with various individual areas on several different levels, creating an idyllic pub garden. Sea views from the top end of the trade garden.

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS

## GARDEN BAR

Constructed in 2021, an impressive, raised terrace bar situated in an elevated position with glorious sea views. Timber structure with covered section and extended terrace trading area. Bar servery and food prep section with Clementi authentic Pizza Oven (capable of producing 6 pizzas at a time).

## BUNGALOW

Stunning, brand new building with beautiful interior design and modern features. State of the art bathroom/wet rooms and fully fitted domestic kitchen.

## LIVING ROOM and KITCHEN

With double doors to Patio.

## DOUBLE BEDROOM

## FAMILY BATHROOM

## MASTER BEDROOM

With en-suite and doors to Patio.

## PATIO WITH SEA VIEWS

## OUTSIDE LAUNDRY ROOM

## PRIVATE GARDEN

Raised position with wide reaching coastal views, vegetable patch and Greenhouse.

## CAR PARKING

Maidencombe Car park is situated less than 100 yards from the pub and rented from the Coast & Countryside Trust. Pay & Display parking which generates good revenue and can be offset by paying customers when purchasing meals/drinks.

## GENERAL INFORMATION

### RATEABLE VALUE

£27,750. Please note this is not rates payable. Council Tax Band A. For information, we advise you to contact the Local Authority, Torbay Borough Council Tel. 01803 207207.

### TENURE

The pub is held freehold. The land on which the sewerage treatment plant is situated is held on a separate long lease from Torbay Council.

### SERVICES

We are informed that the property is connected to mains gas, water and electricity. Drainage is to a private sewerage treatment plant.

### VAT

The property is VAT registered (opted) and therefore VAT is applicable to the Freehold sale price, although this will be reclaimable in the usual way.

### INVENTORY

To be supplied.

### EPC RATING C

### AGENTS NOTE

An overage clause. The vendors will require 50% of any up lift in value (over and above the existing use value at the point of the consent) over 25 years should consent be obtained for alternative uses.

### JOINT AGENT:

Matthew Hattersley

Eddisons

E: matthew.hattersley@eddisons.co.uk

T: 0133 209 1064

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)







# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)







# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)







# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)







# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS



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



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

