



# Sportsmans Inn

Exeter Road, Ivybridge, Devon, PL21 0BQ

Bettesworths



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**Substantial 14 bedroom Hotel & Inn situated in the heart of Ivybridge, a very well established business and a genuine retirement sale after 30 years.**

**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**

## 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 towns 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

**£450,000 Freehold**

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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

2023 List: £19,250. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

## COUNCIL TAX BAND A

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## THE BUSINESS

The Sportsmans Inn is a very well established and well-known pub/hotel with an enviable situation in the heart of the town. This substantial property is very much 'chameleon' in its operation, providing a traditional pub offering whilst having a great reputation as a destination function venue, given its large trading areas. In addition, the Sportsmans benefits from the many letting rooms on offer either for those attending functions or passing through Ivybridge, either on business or on holiday.

The business has been run by an owner occupier couple for over 30 years, who have now decided to retire.

The bar and restaurant are open for breakfast, lunch and dinner 7 days a week, with an extensive menu featuring a selection of daily specials and providing quality, fresh and locally sourced food. The Sportsmans Inn has a very well stocked bar and wide choice of drinks and is popular with locals and regulars alike. The back bar provides a cosy 'pub like' experience, whereas the main bar caters for all occasions. The Sportsmans Inn hold regular charity and entertainment events from live music and karaoke to pub quizzes and summer BBQ's. The pub is very much at the heart of the local community and is well supported by the locals, which naturally swells in the summer months with the influx of visitors to the area.

The letting rooms are also popular and very lucrative addition to the business.

Whilst the business has traded very well over many decades, the owners are the first to admit that trade could be increased substantially under new ownership and with new energy. The sale of the Sportsmans Inn therefore presents an exciting opportunity to take a very well established and successful business to new heights.

***Further trading profit and loss accounts will be provided to bona fide interested parties, who have formerly arranged a viewing through the Sole Selling Agents, Bettesworths.***

## 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 AWAITED

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