



Exmoor White Horse Inn, Exford, Minehead, Somerset, TA24 7PY





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### £1,800,000

"Serving Exmoor by hoof, by foot, by wheel since 1592"

Without question one of the leading Hotels and Country Inns in the very heart of Exmoor, the property comes to the market after 34 years successful trading by the owners/proprietors. It is a distinctive period property of great character being three storeyed with a Virginia creeper clad front elevation.

In 2004 a major extension at the rear was added to provide a splendid Conference Room on the First Floor, new Kitchen on the Ground Floor and further Bedrooms added to bring it to 20 En-Suite Rooms, all of which are beautifully appointed. The Ground Floor includes a Main Bar of character with wood burning stove and exposed beams, the "Tom Faggus" Bar and Gallery and splendid Three Roomed Restaurant with two feature bay windows, covers for 60 and built-in Carvery, resident's Lounge again with woodburner, upgraded w/c facilities and large Commercial Kitchen and Ground Floor Bedrooms together with wine and beer cellars.

In addition, included in the sale, is the White Horse Lodge - a detached stone building bordered by the River Exe with car parking to the front. This includes 8 letting Bedrooms with two signatory rooms having access to a lovely side Garden bordered by the river. Overlooking the centre piece of the village - the green - the owner's cottage provides up to date and versatile 4 bedroom accommodation.

Externally, is an extensive beer garden with covers for 70 and ample car parking spaces.

In summary, a proven well established business with healthy turnover and net profit, trading throughout the year with loyal and dedicated staff.

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16th Century 3 Star Hotel/Coaching Inn - The Centre Piece Of The Village Of Exford  
20 En-Suite Bedrooms With Quality Fittings  
Characterful Lounge Bar  
Spacious Restaurant  
Feature Bar  
Residents Lounge  
Well Equipped Kitchen  
Upgraded W/C Facilities  
Cellarage & Storage  
8 Bedroom Detached Lodge Alongside The River Exe (Could Provide Further Accommodation For Staff Or As The Main Residence)  
Modern 4 Bedroom Proprietors Cottage



## OWNERS ACCOMMODATION

Comprises well presented, light and airy rooms with an adaptable layout and a lovely outlook to the rear over the village green. Built about 1970 it was originally utilised as a holiday cottage and has been considerably upgraded since by the owners.

### Ground Floor

#### Hallway

With Oak floor.

#### Dining Area

5.5m x 2.9m (18' 1" x 9' 6") With patio doors and views over the village green.

#### Kitchen

3.56m x 2.9m (11' 8" x 9' 6") With integrated units, integrated dishwasher, dresser, fridge/freezer.

#### Lounge

5.78m x 3.29m (19' 0" x 10' 10") With Minster style fireplace with woodburner.

#### Ground Floor Bathroom

#### Office

3.7m x 3m (12' 2" x 9' 10") Possible Further Reception Room or Bedroom.

#### Ground Floor Bedroom

4.65m x 3.29m (15' 3" x 10' 10")

#### Landing

With eaves storage.

#### Bedroom Two

4.64m x 3.83m (15' 3" x 12' 7")

### **Bedroom Three / Playroom with En-Suite Shower Room**

2.39m x 3.48m (7' 10" x 11' 5")

### **Bedroom Four**

5.16m x 3.69m (16' 11" x 12' 1") h

### **Outside**

### **Property Facts**

23 Miles from Tiverton Parkway & M5

7 Miles Dulverton

10 Miles Minehead

17 Miles Lynton & Lynmouth

Eclectic Customer Base With Many Repeat Bookings

Trade Sales Split Is 50%. Food & Wet Sales & 50% Accommodation.

Net Turnover of £1,248,301, OP of 72% and an EBITDA of £243,753.

Loyal & Devoted Staff With Average Weekly Spend Of Circa £7,000 Per Week.

Comprehensive Inventory Available.

Interested Parties Will Find The Business Website Well Worth Viewing - <https://www.exmoor-whitehorse.co.uk/>

### **Viewing Arrangements**

Strictly By Appointment Through John Smale & Co 01271 342 000 or Andrew Levick 07766 831 785.

### **SERVICES**

Mains Services Electricity, Water & Drainage.

Council Tax Band: C (For The Cottage).

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D

### **DIRECTIONS**

From Barnstaple, take the A39 towards Lynton. At Blackmoor Gate, turn right, signposted M5 and after a mile turn left and proceed over Exmoor through Challacombe, Simonsbath to Exford, where the property will be found in the centre of the village.

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



