



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





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£1,700,000

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

With a seven figure turnover and a meaningful profit, the sale of this Landmark property is brought about by the impending retirement of the proprietors after 34 years of successful trading. 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.

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16th Century 3 Star Hotel/Coaching Inn
Seven Figure Turnover With Meaningful Profit
Exmoor National Park Location
20 En-Suite Bedrooms With Bespoke Themed Fixtures And Fittings
Retirement Sale After 34 Years
Spacious Restaurant With Covers For 52
Characterful Lounge Bar With Covers For 55
Residents Lounge
Well Equipped Kitchen
Upgraded W/C Facilities, Cellarage And Storage
Purpose Built First Floor Conference Room Facility That Can Cater For 90
External Covers For 70 On The Banks Of The River Exe
Modern 4 Bedroom Proprietors Cottage



THE BUSINESS ACCOMMODATION

Oozing character with exposed beams, a wealth of stonework and open fireplaces.

GROUND FLOOR

Lounge Bar

Restaurant

Snug / Resident's Lounge

Ladies & Gents W/C's

Commercial Kitchen

Ground Floor Bedroom

Conference Suite

Can accommodate up to 90 and with a central bar servery.

W/C Facilities

4 X En-Suite Double Bedrooms

3 X En-Suite Twin / Double Bedrooms

SECOND FLOOR

10 X En-Suite Double Bedrooms

3 X En-Suite Family / Double Bedrooms

Numerous Ancillary Rooms, Linen Stores, Storage Rooms And An Office

Bedrooms

The majority of the Bedrooms have either a courtyard or country views including the village green.

Owner's 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.

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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