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The Laurels Inn, Petrockstow, Okehampton, EX20 3HJ

EPC - D

Asking Price - £450,000



Overview

This public house is believed to date back to the 17th Century and naturally lies in the heart of the village adjoining the main church. The Laurels or the White Hart as it was first known in its historic past was used for many purposes including a coaching house on the main road from Launceston to Lynton, a home for fallen women of the parish, a lodging house and a private dwelling. It reopened in the mid 1970's.

In more recent times the property has been utilised as a Public House and Restaurant with an established trade. The current owners have undertaken a number of alterations in the past 3 years including replacement of the rear roof pitch, new flooring and joists in the main bar, installation of a multi-fuel burner in the restaurant area which has not only brought a lovely source of heat but a feature providing an cosy ambience as well as various electrical and fire precaution upgrades.

The pub is now a popular venue with tourists and locals alike and due to current covid restrictions the landlords diversified and created a takeaway business which has been welcomed by residents in the area. Although currently trading as a public house, we believe there is further development potential subject to any local permissions required.

The Property

There is private accommodation to the first floor, where there are 4/5 bedrooms depending on how you decide to occupy the dwelling, a spacious living room with quite frankly breath-taking views over the countryside and forestry, a family bathroom and separate shower room.

The property itself is approached from the side leading to an extensive parking area providing ample off road parking for visitors/guests. There is an lovely lawned beer garden with picnic bench seats and a covered smoking shelter to the front with a further levelled area for additional beer garden seating to the rear. The outside seating provides covers for approx 50/60 depending on current restrictions or social distancing guidelines.

Adjoining the main dwelling is two former cottages / Almshouses, 14`7 x 13`8 and 14`4 X 11`2 which although have been reduced to a single storey (one with a mezzanine) and used for useful storage could subject to planning be reinstated as additional accommodation and used to provide additional income or an alternative idea could be to increase the restaurant capacity by knocking through.

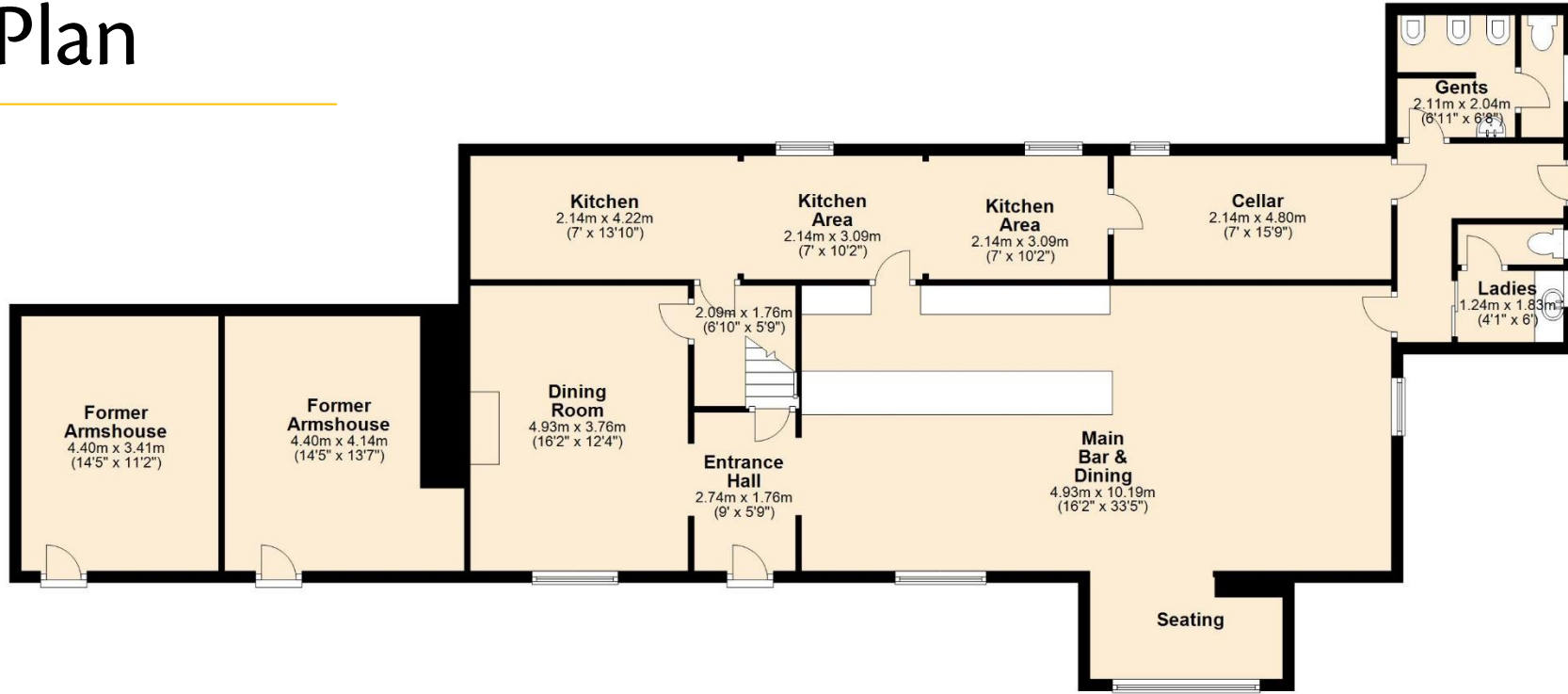
There are also other useful outbuildings including bin store and a stone built shed / workshop.

SAT NAV: EX20 3HJ

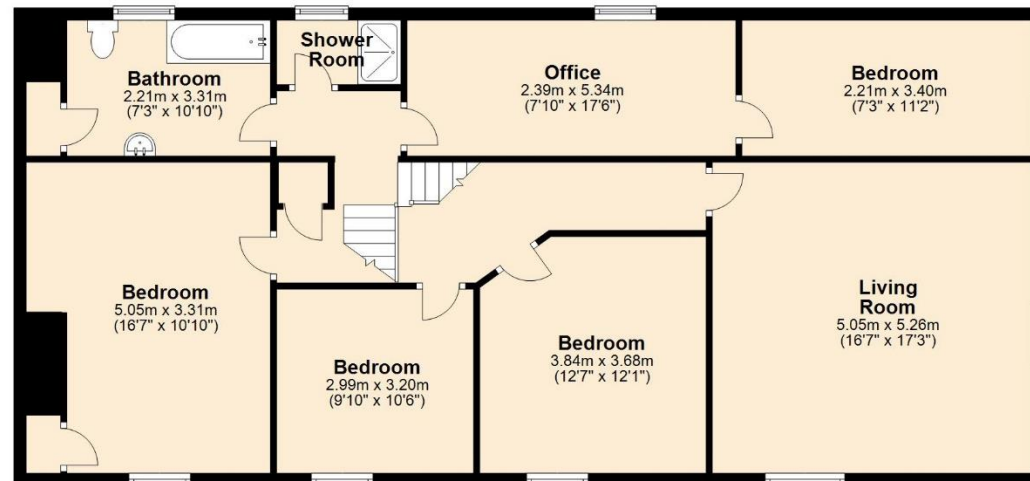


Floor Plan

Ground Floor



First Floor





The Business

Understandably the business has been affected due to multiple lockdowns throughout 2020 and beginning of 2021. However, since 2017, the business has been run as a family concern by a husband and wife team with their two daughters previously providing further assistance in different roles.

Previously the average turnover for 2018 and 2019 year ends show approximately £135,000 with current operating hours being closed Monday and Tuesday evenings in the winter, Wednesday and Thursday open am and pm, Friday - Sunday open all day.

Given its proximity to the Tarka Trail the business attracts many walkers and cyclists as well as additional trade derived from team events and an increasing take-away trade.



The Location

Situated within the idyllic Devonshire village of Petrockstowe, the property is within a short distance of the centre of the village and its amenities.

There is thriving community with public house, church and is near the Tarka trail. The nearby market town of Hatherleigh is 4 miles from the village and benefits from a weekly market and range of local stores. Schools can be found at Hatherleigh and Merton for primary education.

There is secondary education at Okehampton and Torrington. The private school of Shebbear is only 4 miles from the village.



Key Features

- Fantastic Village Location
- Main Bar & Restaurant
- Character Features Including Exposed Beams & Flagstone Flooring
- Two Beer Garden Areas
- Car Parking for 10/12 cars
- Undertaking Takeaway and Eat in Trade
- Four / Five Bedroom Owners Accommodation
- Scope for B & B Rooms
- Potential for Cottage Renovation

Tenure: Freehold
Council Tax: B
Services: Mains Water, Electricity and Gas





