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*Changing Lifestyles*

# Plymouth Inn Okehampton EX20 1HH



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



## Asking Price - £375,000



Changing Lifestyles

01837 500600

# Plymouth Inn, Okehampton, EX20 3ET.

In incredibly rare proposition of a commercial property as well as a 4/5 bedroom flat plus 2 more thriving AirBNB's....



- Bar and Restaurant Area
- Ground Floor Renovated Throughout
- Two Up and Running AirBNB's
- Schnoodle Suite
- Cottage Suite
- 167 Reviews as of June
- Incredible Potential
- Possibility to Increase Income Stream
- Carlsberg Quality Dispense System (CQDS)
- Adjusted Downstairs Layout
- Four Bedroom Flat
- EPC - C



# Internal Description

The Plymouth Inn is a currently a public house in the heart of Okehampton, a short walk from the town centre and all of the other local amenities.

The whole building itself has been fully renovated on the ground floor with the bar area, dining room, toilet facilities and newly fitted CQDS system as a few of them main overhauls.

The initial approach through the double doors greets you with an appealing entrance way, with large paving stones that lead all the way through to the top garden. On your right formally the kitchen, in transition at the moment. To the left we approach the recently renovated bar area with fireplace and seating. Beyond this point gives access to the four bedroom flat on the first floor. Continuing through is the generous dining area for guests, as well as access to the outside space.

Our vendor has shorted this room by 6 feet in order to create a new cellar room, currently housing the CQDS that feeds the lines to the bar area.

There are also newly fitted toilets opposite the dining area, as well as two storage units before we approach the Schnoodle Suite and the barns towards the garden.

On the first floor of the Plymouth Inn is an extremely deceiving four bedroom flat. This is yet to be modernised, and even has potential to become two separate living accommodations. Upon entry via the stair well, there is a spacious kitchen next to the bathroom with corner bath tub and shower unit.

Beyond this and around the corner is currently a large room being used as the living room, two more double bedrooms where one is being used as a laundry room for the very popular AirBnB's. Finally, around the corner are two more double bedrooms.

There is huge potential to split the first floor flat into two separate living accommodation areas, with one using the current access via the bar (could be converted into a living room for the new living area), and another being created via the current kitchen area that is used for the bar.

The outside space for the Plymouth Inn is access via the beautifully paved area, all the way through to the garden at the top end of the property. There is also a stone build barn that is currently being used for storage, which again, has huge potential going forward for maybe a further AirBnB. The stone building is split into three storage sections, two sections the size of a single garage and a further side store.

## Schnoodle Suite...

The Schnoodle Suite is arguable the more popular AirBnB out of the two, due the private gated entrance through a courtyard that could be used for a bistro seating area. The Schnoodle Suite itself instantly has the wow factor. With huge exposed beams and a recently restored wooden floor it is an extremely character yet modern living area. Offering a kitchenette and dining area, double bed as well as space to sit in front of the active woodburner! What is not to love!

The bathroom, again is of high standard with a shower bathtub in a gray and white colour scheme, just off of the main living area.

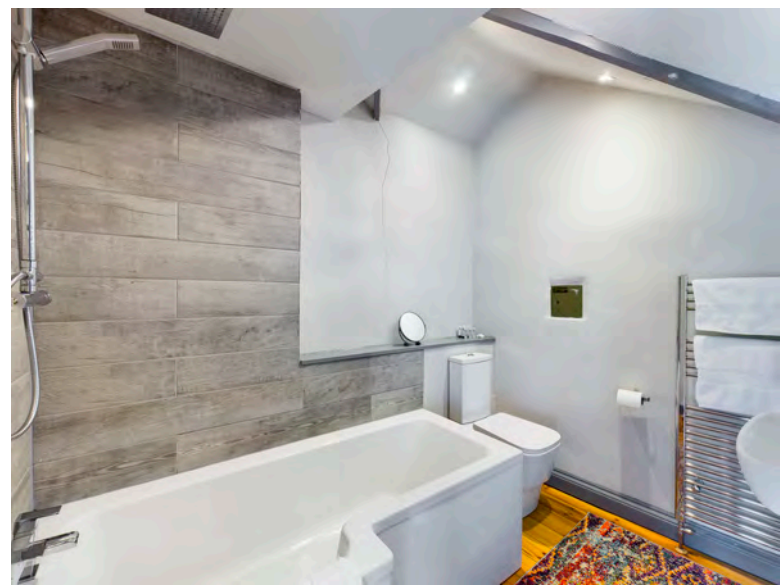
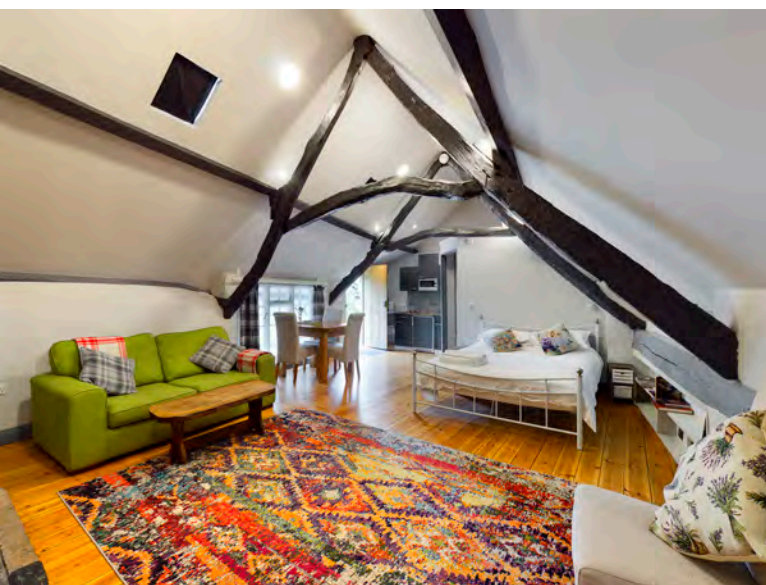
## Cottage Suite...

The Cottage Suite is another AirBnB unit in the Plymouth Inn that gains raving reviews. With the exact same standard of condition, but with a slightly different style, with more exposed stonework features and slate/stone flooring, it offers a more 'cottage' feel to it.

Another stylish kitchenette unit and open plan living area sits next to the fire place with again, another woodburner.

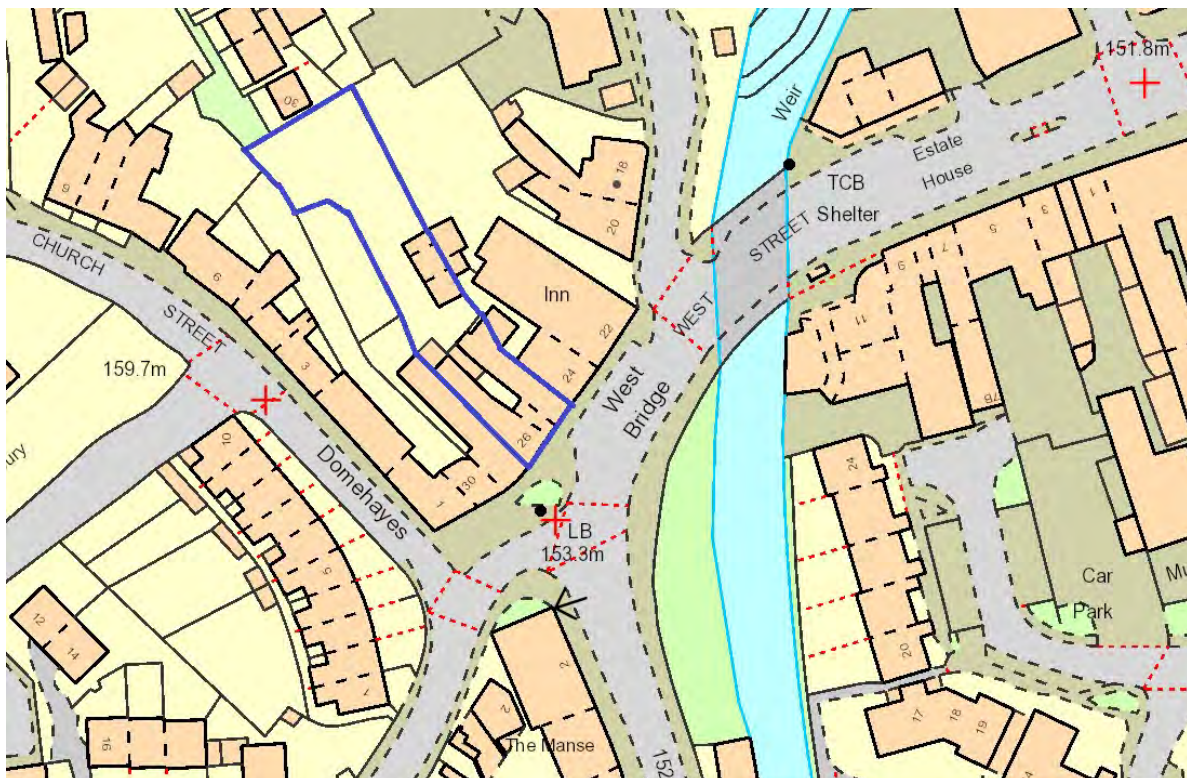
The bathroom is a spacious area with shower over the bath tub, next to the painted stonework!

# Schnoodle Suite...



# Cottage Suite...

The Plymouth Inn sits on the edge of the popular town of Okehampton, giving complete privacy as well as ease of access to the town. A short walk away is the local Wetherspoons, Merlin cinema, Okehampton Secondary School, local shops and the supermarkets such as Waitrose, LIDL & CO-OP.



# Changing Lifestyles

The town of Okehampton is located on the edge of Dartmoor and offers a wide range of amenities including a recently completed swimming pool complex, several supermarkets, primary and secondary schools, golf course and a variety of local sports clubs. With the Okehampton train station now up and running providing an hourly service through to Exeter.

The Cathedral and University City of Exeter is within 22 miles with its intercity rail and motorway links, whilst the market town of Holsworthy is some 15½ miles. Bude and the North Cornish Coast are some 25 miles and Torrington and the acclaimed RHS Gardens are also some 15 miles distant.

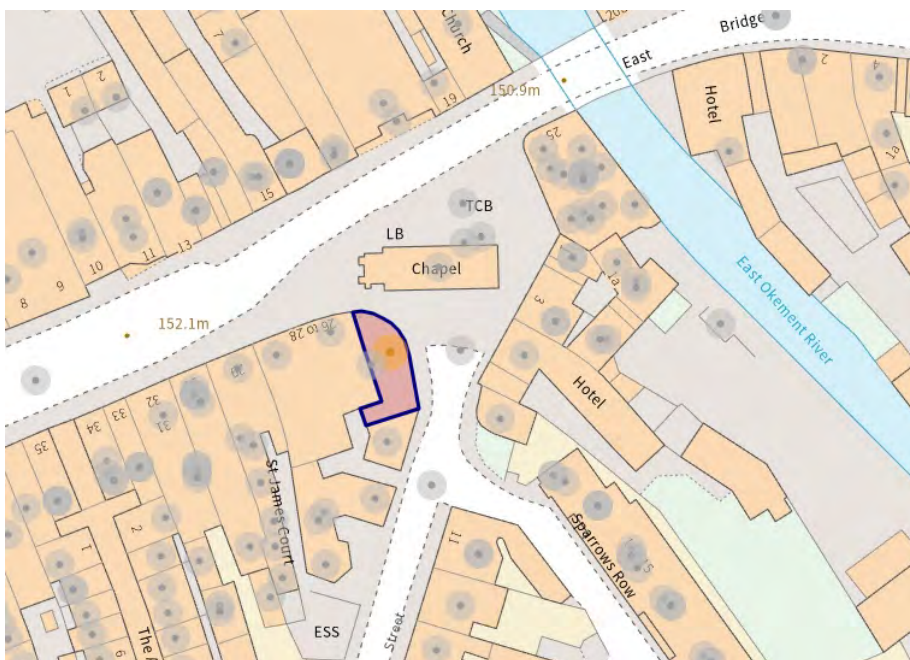


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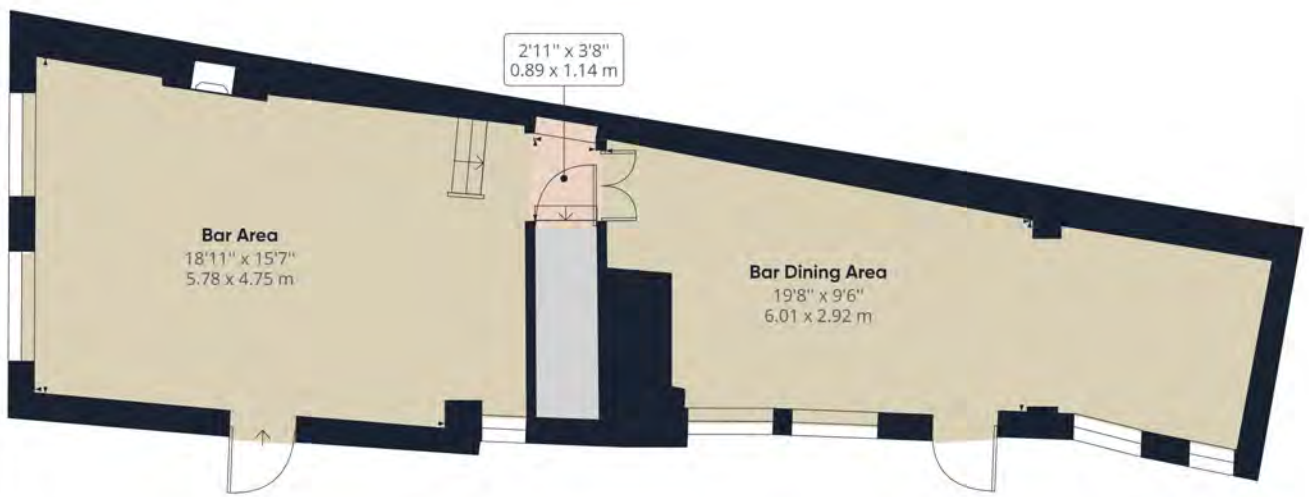
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