



Oxenham Arms Hotel

South Zeal, Okehampton, Devon, EX20 2JT

Freehold £1,400,000

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Location & Overview

- Dartmoor National Park
- Historic, 12th century coaching inn
- Main bar, snug, dining room and breakfast room (78)
- 7 well appointed en suite letting rooms
- 3 bedroom detached owners' bungalow
- Mature garden, two paddocks and field
- Retirement sale. Established business.

The Oxenham Arms Hotel is located in the charming village of South Zeal, situated on the northern boundary of Dartmoor National Park. The village is nestled at the base of Cosdon Hill, close to Dartmoor's north moor. South Zeal is bypassed by the A30 dual carriageway - just two miles from the village - which straddles the northern Dartmoor boundary and connects Cornwall to the M5 motorway.

South Zeal has a post office, bakery, village hall, primary school, recreation ground and village car park. There is one other public house in the village: The Kings Arms.





Location

South Zeal lies around four miles east of the market town Okehampton. The town is the main hub of the area, having a number of amenities and a population of around 6,000. Okehampton has direct rail services to Exeter St David's.

Dartmoor National Park has a rich history and is full of open and wild moorlands. It is ideal for outdoor enthusiasts who enjoy exploring its picturesque valleys and rare wildlife.

The Oxenham Arms Hotel is an outstanding 12th century property. It was originally constructed as a monastery and built around a Neolithic standing stone called South Zeal Menhir. In the 14th century, the Burgoyne family acquired the estate and the monastic community moved to the other side of Okehampton. The Oxenham Arms Hotel is the oldest heritage inn in Devon and Cornwall, and one of the most famous coaching inns in Britain. Three of the original monks' cell rooms are now letting bedrooms. A detailed history of the premises can be found on the hotel's website: www.theoxenhamarms.com/history

The property is Grade II* listed and lies within the village's conservation area. It is two storeys, of granite construction with a pitched slate roof. The premises has a detached bungalow to the rear providing owners' accommodation. It sits in a plot of around 3.2 acres. The property is briefly described as follows:

Trade Areas

Ground floor

Front stone entrance porch leading into main interconnecting hallway with impressive flagstone flooring, oak panels and exposed stone walls and ceiling timbers. Situated on the left of the hallway is the MAIN BAR which seats around 24. This area is full of character with wood effect flooring, stone fireplace, ceiling timbers and a polished, wooden top bar servery with mirrored back bar display. The bar servery has a wash up area and bottle store.

DINING ROOM/FUNCTION ROOM which seats up to 30, on the right-hand side of the central hallway. This is another characterful room with wood effect flooring, ceiling timbers, exposed stone walls and an impressive inglenook fireplace with log burning stove. The BREAKFAST ROOM is adjacent to the dining room and is of similar character, having wood flooring, a central granite pillar and table and chair seating for 14. The oldest room in the building is the SNUG, a cosy room with a stone built open fireplace and similar characteristics to the other trade areas. It is used for private dining and seats around 10 customers,

A CENTRAL HALL is nestled between the main trading areas, the catering kitchen, the toilets and the rear external doors. This is an open space with a partially vaulted ceiling, exposed stone walls, skylight and wood flooring.





Trade Areas

LADIES' and GENTLEMEN'S CUSTOMER TOILETS. OFFICE. ON LEVEL REFRIGERATED BEER STORE.

CATERING KITCHEN located to the rear, fitted with nonslip flooring, stainless steel equipment, worktops and an extraction canopy. There is also a PREPARATION and WASH UP AREA.

External

Rear TRADE PATIO with raised decking area to seat around 16. Lawned TRADE GARDEN with bench seating for over 80 and a stone built barbeque. The garden has a mature boundary and far-reaching views over Cosdon Hill. There are two large PADDOCKS and a field beyond the trade garden.

There is a private yard in front of the bungalow and access is via the twin coaching arch. This area houses two garages, various woodsheds and an OUTBUILDING which comprises a GENERAL STORE, DRY STORE, LOG STORE and COLD STORE.

Forecourt parking is available for up to 8 vehicles. Free parking can be found in the large village car park and throughout the village.



Accommodation

Letting accommodation

A staircase to the first floor leads to a CENTRAL LOBBY and SEATING AREA with exposed stone walls and sofa and armchair seating for a handful of guests. All of the letting rooms are on the first floor and have AA four star accreditation. They are well-appointed with tea and coffee making facilities and flat-screen TVs. They comprise:

- Belstone: Four poster KING SIZE BEDROOM with built in wardrobe and en suite BATHROOM. This room boasts views towards Dartmoor.
- Bovey: SUPER KING SIZE BEDROOM with en suite SHOWER ROOM.
- Chagford: Four poster KING SIZE BEDROOM with en suite BATHROOM.
- Lustleigh: Four poster SUPER KING SIZE BEDROOM with en suite BATHROOM.
- Lydford: Four poster KING SIZE BEDROOM with en suite BATHROOM.
- Manaton: Four poster KING SIZE BEDROOM with en suite SHOWER ROOM.
- Widdecombe: Large TWIN BEDROOM with lobby and en suite BATHROOM. LAUNDRY ROOM. LINEN STORE (could be another bedroom). BATHROOM.

Bungalow - Owners' accommodation

A self-contained, detached, single storey dwelling, well presented and comprising: large SITTING ROOM, KITCHEN/DINER, 3 DOUBLE BEDROOMS and family BATHROOM. The bungalow has its own private garden.







The Business

The Oxenham Arms Hotel is a rare and unique business, situated in a property with a rich history. The business is run by owner/occupiers who acquired the property as a derelict site in April 2012. The business is now a well-respected coaching inn with an AA star restaurant. It is open from Wednesday to Saturday 12pm - 11pm and Sunday 12pm - 10:30pm. The Oxenham Arms Hotel offers a variety of ales and spirits as well as a lunch and evening menu. Diners travel from the surrounding towns and villages, with many coming from the Exeter direction.

The letting rooms are popular with visitors exploring Dartmoor National Park as well as couples spending a weekend away and holidaymakers heading to South Cornwall. The letting side of the business enjoys much repeat trade. In the many years it has operated as a coaching inn, The Oxenham Arms has hosted a number of well-known individuals, notably Charles Dickens, Lord Nelson, Charles Kingsley, Prince Charles, members of The Rolling Stones and David Bowie.

The letting rooms are a large part of the business and we understand that they benefit from high levels of occupancy. Letting rooms on a bed and breakfast basis range from around £150 - £200 per night. We have been advised that business has remained consistent under our clients' ownership, with the annual net turnover ranging from £450,000 - £500,000. Further accounting information may be made available to serious parties following a formal viewing.

The Oxenham Arms Hotel is for sale as our clients wish to retire. This is a rare opportunity to acquire an historic, 12th century coaching inn.



Tenure & Services

TENURE & PRICE

FREEHOLD £1,400,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Services

Mains water, electricity and drainage. Oil fired central heating. Bottled LPG for cooking and heating the bungalow.

Licence

A full premises licence is held, permitting the sale of alcohol by retail (on and off the premises):

Monday to Saturday 10:00 - 23:00

Sunday 12:00 - 22:00

EPC Reference: 0240-8351-9789-2092-7814

Local Authority: West Devon

Rateable Value: £22,000 as of April 2023

ENQUIRE

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Accurate measurements have not been taken.