



Badgers Holt

Bridgetown, Dulverton, Somerset, TA22 9JL

Tenure: Freehold

Price: £600,000

Ref: 1592

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

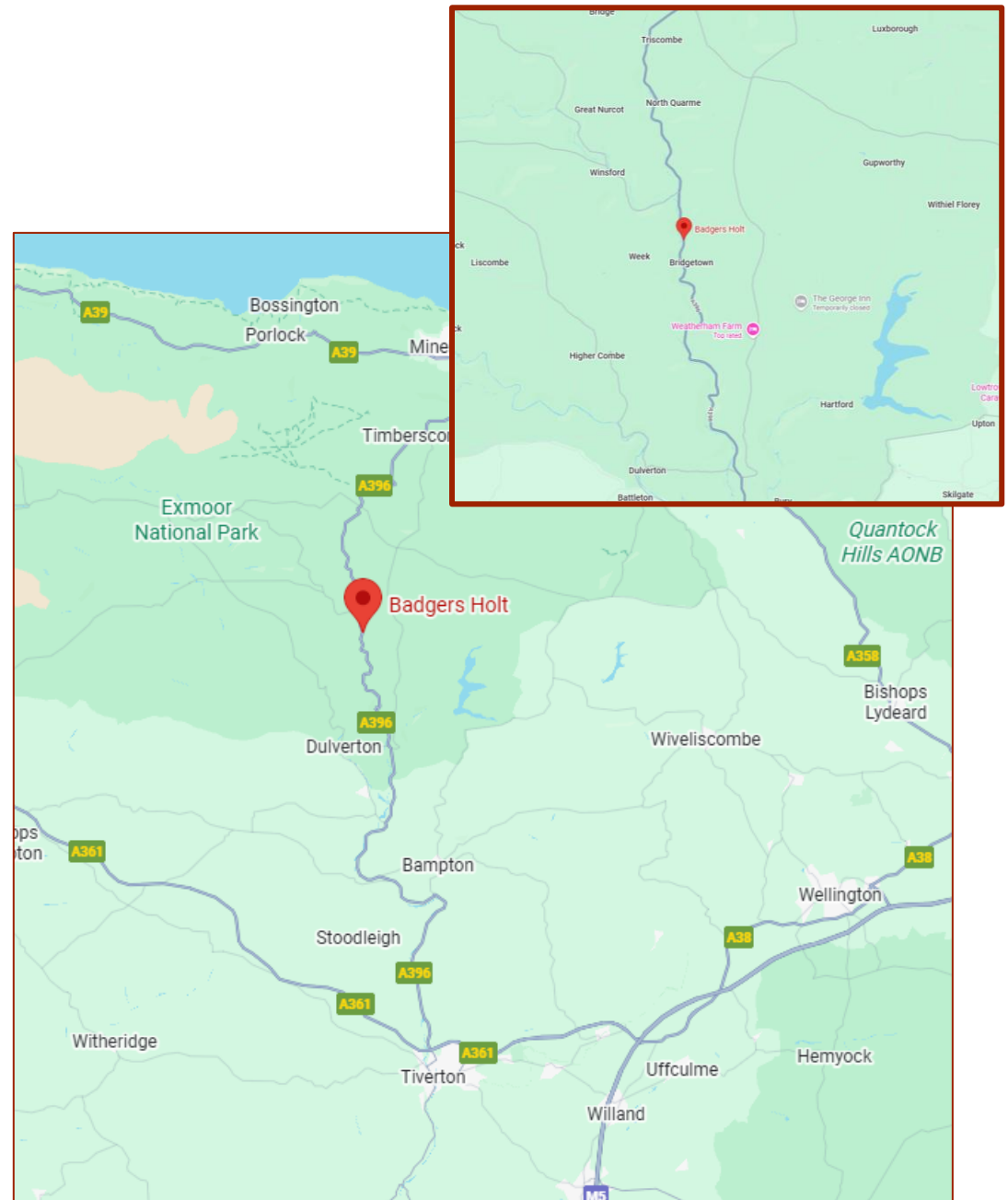
- Exmoor National Park free house
- Holiday cottage and barn
- Sixteen years in same ownership
- Great scope to develop holiday lettings
- Casually run
- Retirement sale

Location

Badgers Holt is an ancient Exmoor National Park inn, standing beside the A396 which connects the National Trust village of Dunster on the West Somerset coastline to the Devon town of Tiverton. Badgers Holt sits roughly midway between the two.

This is a prime tourist area with the village being home to Exe Valley Caravan Site and close to famous Exmoor landmarks such as Wimbleball Lake and Tarr Steps Woodland National Nature Reserve on the River Barle.

The A396 at this point runs beside a wooded river valley through which flows the River Exe. The small Exmoor town of Dulverton is close to Badgers Holt and has a population of approximately 1,400 people. Many everyday facilities such as shops, schools and the Exmoor Medical Centre are found in Dulverton.



Trade Areas

Front entrance into the MAIN BAR which has a seating capacity for approximately 36 and features a quarry tile floor, a stone fireplace, feature stonework and beams, dark wood furniture and a dark wood BAR SERVERY counter with back bar cabinets.

Adjoining is a DINING ROOM comfortably seating 30, again with a feature fireplace, beams and stonework, a fitted carpet and refectory furniture.

HALLWAY to the CUSTOMER TOILETS. KITCHEN with quarry tile floor and a range of equipment.

Adjoining FREEZER ROOM, LAUNDRY ROOM and BOILER ROOM. BEER CELLAR located at the rear of the servery.



Owners'/Letting Accommodation

FIRST FLOOR

Suitable for two family occupation or possible part letting as the accommodation is served by two staircases. There are 5 BEDROOMS, many with fitted furniture and some having washbasins. BATHROOM with large corner bath and king-sized shower cubicle. Heavily beamed SITTING ROOM with open fireplace. Separate WC.

HOLIDAY COTTAGE

A detached, two-storey cottage with ground floor modern KITCHEN, UTILITY ROOM and SITTING ROOM. Staircase to the first floor where there are two DOUBLE BEDROOMS and a modern BATHROOM.

The agents have a comprehensive range of photographs illustrating the owners accommodation and holiday cottage.





External

To the front of the property is a stone walled, paved base forecourt SEATING AREA with table, benches and umbrellas. Forecourt CAR PARK for approximately 6 vehicles. Side access to an inner parking area with terraced grounds featuring a variety of PATIOS and chicken run and wildlife garden sections. Much of this ground is elevated and has spectacular views over the wooded valley.

A substantial stone BARN was formally a skittle alley but is now used as a large WORKSHOP. An external staircase leads to a LOFT ROOM which has provision to convert to en suite letting bedrooms. The barn has many possibilities, particularly for letting, including conversion to a potential bunk house.



The Business

The business has been in its present ownership since 2006 and is now casually run in our clients' build up to retirement. The business tends to concentrate on bar sales, benefitting from the large campsite within the village, local walkers, cyclists and passing trade.

There is considerable scope to develop the business, particularly by extending letting opportunities with not only the holiday cottage but also through the possible conversion of the substantial barn.



Tenure & Price

FREEHOLD £600,000 to include goodwill, 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.

Licences

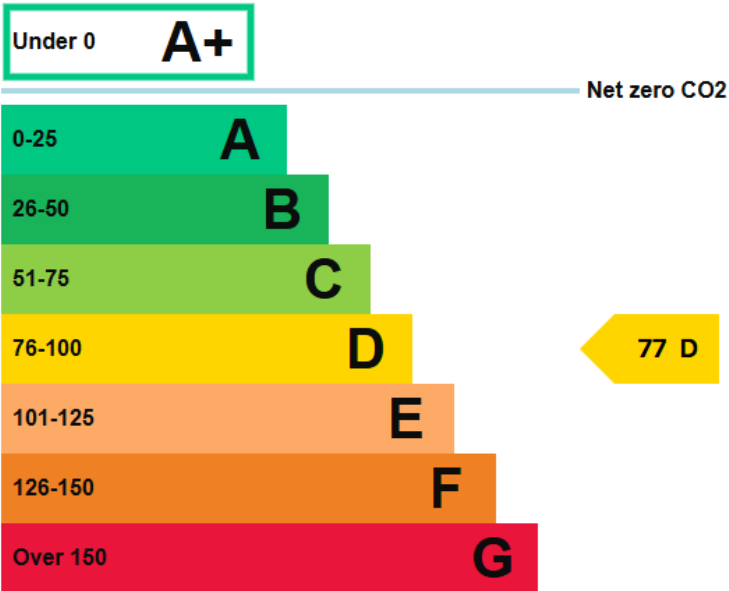
Licensed for the sale of alcohol, regulated entertainment and the playing of recorded music Monday to Saturday 11:00 - 23:00 and Sunday 12:00 - 23:00.

Services

Mains water, electricity and drainage. Propane gas for cooking and cottage central heating. The main building is served by oil fired central heating

Rateable Value: £8,300 as at 1 April 2026

Local Authority: Somerset Council





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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