



Oxenham Arms Hotel

Shelly Road, South Zeal, Okehampton, Devon, EX20 2JT



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A Unique & Truly Stunning, Finely Appointed Hotel & Inn with Luxury Rooms Overlooking Dartmoor National Park

Character Trading Areas, Steeped in History, Including Main Bar, Dining Room, Snug & Restaurant

Commercial Kitchen, 'Back of House' Ancillaries, 7 Very Well Appointed En-Suite Letting Rooms

Separate 3 Bedroom Owner's Bungalow • Private Courtyard with Garages, Sheds & Stores

Stunning Trade Beer Garden with Views Over Dartmoor, Raised Outside Decking Area, 2 Paddocks, Private Field & Car Parking to Front

Genuine Retirement Sale of a Very Successful & Well Established Property & Business

LOCATION

South Zeal is situated on the northern boundary of Dartmoor National Park, in the lee of Cosdon Hill, one mile south of South Tawton and within the South Tawton Parish. South Zeal is a beautiful moorland village, which lies astride a road that was formerly the main Okehampton to Exeter Road. The village has a shop, one other public house, primary school, village hall and large recreational ground, together with a village car park. The village is only a few minutes' drive from the A30 dual carriageway with access at nearby Whiddon Down which links Exeter over the top of Dartmoor to Cornwall. The former market town of Okehampton is some 5 miles distant and offers an excellent range of amenities and a railway with connections to Exeter. Dartmoor National Park, which is easily accessible from South Zeal by footpaths, offers hundreds of square miles of unspoilt scenery, with many opportunities for riding, walking and cycling. Both the north and south coasts of Devon are accessible from this central location and access to the rest of the country can be found at the M5 junction at Exeter.

DESCRIPTION

The Oxenham Arms Hotel and Restaurant is a beautiful 12th century, monastery manor house situated in beautiful gardens, with a private owner's bungalow to the rear. The property is steeped in history; The Oxenham Arms is home to the South Zeal menhir - a standing stone reputed to be older than Stonehenge and the great pyramid. The stone was carved from Dartmoor granite by Neolithic people over 5,000 years ago and is a tourist attraction in itself. In the late 1100's Benedictine Monks built the monastery around the standing stone, which forms part of the restaurant and rear section of the Oxenham Arms today. In the 1300's and 1400's The Burgoyne's and The Earls of Oxenham constructed the beautiful Manor House, which forms the front section of the Oxenham Arms. Born here in the 1500's was the famous sea captain and pirate, Captain John Oxenham who served with Sir Francis Drake as first navigator for the English fleet. In the 1800's Charles Dickens stayed here and wrote the Pickwick Papers. Today The Oxenham Arms retains all of its original charm and character, whilst boasting an AA Rosette awarded restaurant and lovely olde world rooms, oozing history. The 7 luxury letting rooms on the first floor are all individually decorated with their own charm, many of which have oak four poster beds. The Inn is reputed to be the oldest of its type in Devon and Cornwall and is Grade II Star Listed. There are extensive trade gardens and land to the rear, arranged as 2 paddocks and a separate field, all of which overlook the beautiful Cosdon Hill on Dartmoor's northern boundary.

Ref No: 4940

£1,500,000 Freehold

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The premises comprises:-

STONE BUILT ENTRANCE PORCH

Leading to:-

MAIN HALLWAY

With oak panels, exposed stone walls, timber ceiling beams and original flagstone floors. Off this hallway are the principle trading rooms arranged as:-

THE 1477 BAR (MAIN BAR)

Situated to the left of the entrance with low ceiling beams, painted stone walls, focal main fireplace and centrally positioned timber topped and fronted bar servery, seating for 24 at a range of rustic tables, chairs and bar stools.

BAR SERVERY

With back bar shelving/mirror, optics, hand pumps, 2 x bottle fridge and point of sale till.

DINING ROOM

Access from the right of the main hallway, another character room with exposed ceiling beams, painted stone walls and oak flooring, with large stone built inglenook fireplace. Original stone mullion windows, with leaded lights. Seating at a variety of oak tables and upholstered spindle backed chairs for circa 25+. Heavy curtain divide leading to:-

THE MONASTERY RESTAURANT

A beautiful room with exposed timber beams, painted stone walls and oak flooring with focal granite pillar. Circa 14 covers at timber tables and chairs. Ornate dresser to recess section, windows overlooking the garden patio.

SNUG

The oldest room in the building, a cosy space with seating for 12 and the home of the standing stone. Low beam ceiling, stone fireplace with bench seating to windows and timber panelling to dado height.

GROUND FLOOR TEMPERATURE CONTROLLED BEER CELLAR

With metal stillage racks.

LADIES & GENTS WC'S

OFFICE

Central hallway situated between main trading areas, cloakrooms and double doors to outside. A light and airy open space with part vaulted ceiling, exposed stone walls and timber floors.

FIRST FLOOR

Main staircase leading to:-

COMFORTABLE LOBBY & SEATING AREA

With painted stone walls and seating at a range of upholstered sofas and armchairs. Carpeted.

LETTING ROOMS

A total of 7 luxury, AA four star credited hotel rooms, all individually appointed with en-suite bathrooms. All rooms are provided with tea & coffee making facilities, cotton rich bath and shower room towels, luxury Egyptian cotton bedding, free Wi-Fi, free view wall mounted TV's, radiators and heated towel rails together with daily housekeeping where appropriate. The rooms are all arranged over the first floor as follows:-

CHAGFORD

Super king four poster bedroom, with en-suite bathroom with bath and shower over, WC and wash hand basin.

LAUNDRY ROOM

LYDFORD

King four poster bedroom, with en-suite bathroom with bath and shower over, WC and wash hand basin.

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LUSTLEIGH

Super king four poster bedroom, with en-suite bathroom with bath and shower over, WC and wash hand basin. This is the room that Dickens stayed in.

BOVEY

Super king double room, with en-suite walk in shower, WC and wash hand basin.

WIDDECOMBE

Twin room with 3ft wide beds and en-suite bathroom with bath and shower over, WC and wash hand basin.

BELSTONE

Four poster super king, with en-suite bathroom with bath and shower over, WC and wash hand basin.

MANATON

King size four poster bedroom, with en-suite walk in shower, WC and wash hand basin.

OUTSIDE

From the main ground floor trading areas, double doors leading to pretty patio area with newly created outside raised decking area, with 16 covers at outside rattan furniture. Stone steps leading to:-

MAIN BEER GARDEN

A beautiful garden which snakes up the gentle slope to the far boundary of the property. Seating for circa 80+ at a mix of circular and rectangular timber pub benches. Mature boarders, tree and shrubs with lovely uninterrupted views over Cosdon Hill and Beacon.

STONE BUILT BBQ STATION

SEPARATE RAISED DECKING AREA

With two sets of outside seating tables and chairs.

MINI STONE CIRCLE

To the top of the garden constructed by Dartmoor National Park and a great feature of the garden.

PRIVATE AREA

To the rear of the property is an extended courtyard section used by the owners for storage, living and vehicle parking.

BUNGALOW

A self-contained and separate single storey dwelling, which is very well presented and arranged as:-

LARGE GALLERIED LOUNGE

KITCHEN/DINER

3 DOUBLE BEDROOMS

1 FAMILY BATHROOM

With walk in shower, WC and wash hand basin.

The bungalow benefits from its own private garden to the front.

Beyond the bungalow are two paddocks and a further field. The courtyard area behind the bungalow comprises:-

COLD STORE

2 SEPARATE GARAGES

LOG STORE

VARIOUS SHEDS

This area is accessed via the double coaching arch, which in turn is accessed from the front of the Oxenham Arms. To the front of the property are 8 car parking spaces.

NB: There are no parking restrictions in the village and a large 90 space car park, which is free of charge and only a minute's walk from the property, with a shortcut back to the Oxenham Arms.

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GENERAL INFORMATION

THE BUSINESS

The Oxenham Arms is a truly unique property and business, which is steeped in history, benefitting from its idyllic position on the edge of Dartmoor National Park. The business is run by an owner occupier couple, with a compliment of full time and part time staff. The business is open all day, every day from midday to 11pm. Food is served from Monday to Saturday 12-3pm and 6pm-9pm. Sunday service is 12 to 3pm and 6-8.30pm.

The Oxenham Arms has a fantastic reputation for both its individual character letting rooms and its food and beverages. Of course, the main appeal is the beautiful 12th century property making it a fine example of a quintessential English Inn.

The business is further boosted by its history and particularly the South Zeal Menhir, which people travel from all over the world to see.

The property has been trading as a hostelry for over 540 years and has been frequented by an array of famous people including Charles Dickens, Lord Nelson, Charles Kingsley, Prince Charles and David Bowie.

The Oxenham Arms serves an enticing lunch and dinner menu, with freshly prepared and locally sourced produce where possible. The menu includes speciality steaks, seafood, pasta and vegetarian dishes, with a modern British theme, together with a historic twist. The bar is well stocked with a great range of CAMRA ales, spirits, soft drinks and an impressive wine list. Diners can choose between eating in the main bar, snug room, dining room or restaurant or alfresco in the warmer months.

The oak dining room doubles as a function room, with meeting and conference facilities and is popular throughout the year. Sunday lunches are also popular served, from 12-3pm each week.

The letting rooms benefit from a high occupancy and are available throughout the year with a particularly strong international trade, given the historic nature of the property and its location. Double rooms range from £150-£200 per night, depending on the time of year and include a full English breakfast (check tariff).

The business has a strong turnover, although both this and the bottom line net profit could be bolstered considerably under new ownership and extending trading hours.

The profit and loss accounts will be provided to bona fide interested parties, following a formal viewing through the Sole Selling Agents, Bettesworths.

The sale of the Oxenham Arms provides an incredibly rare opportunity to purchase a unique 12th century hotel and restaurant, which celebrates everything fantastic about our British heritage. The sale is a genuine retirement sale.

BUSINESS RATES

2023 List: £22,000. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

EPC RATING D

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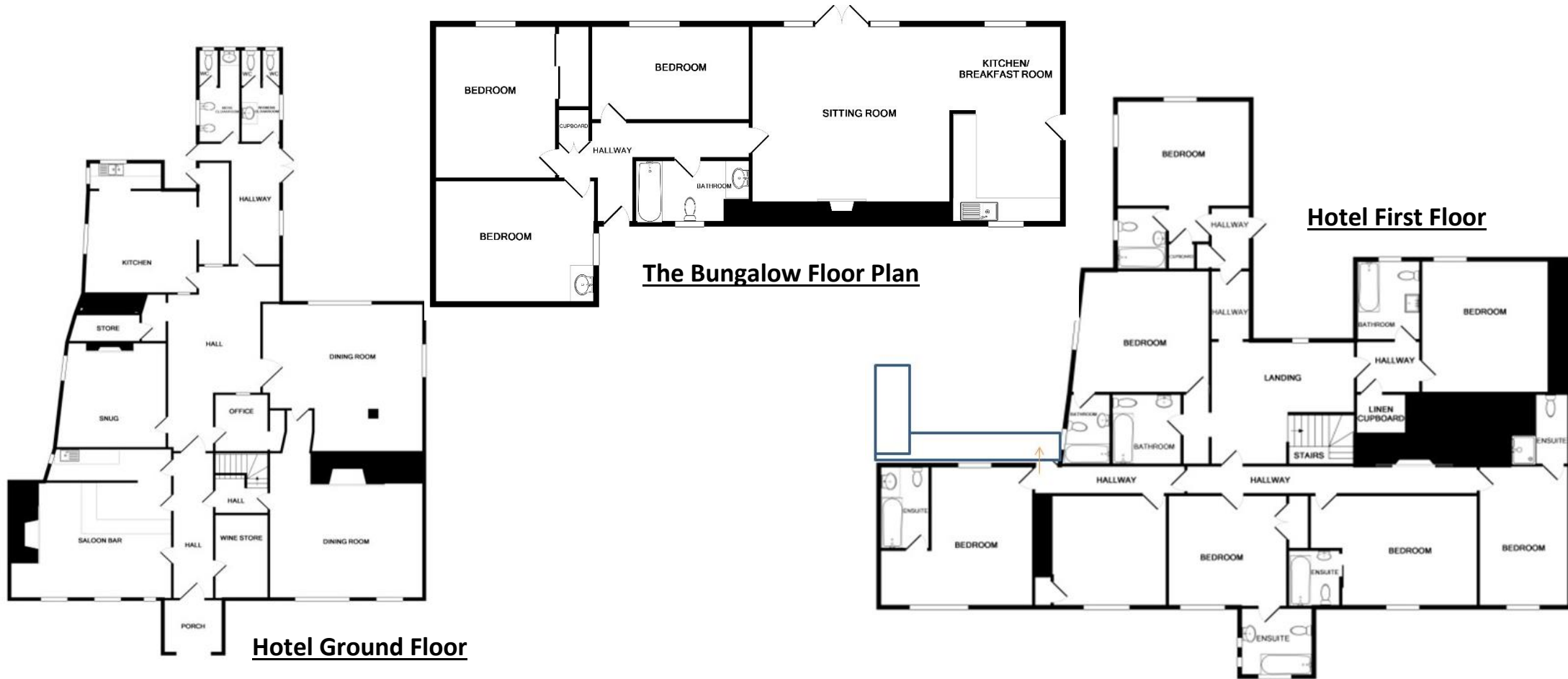
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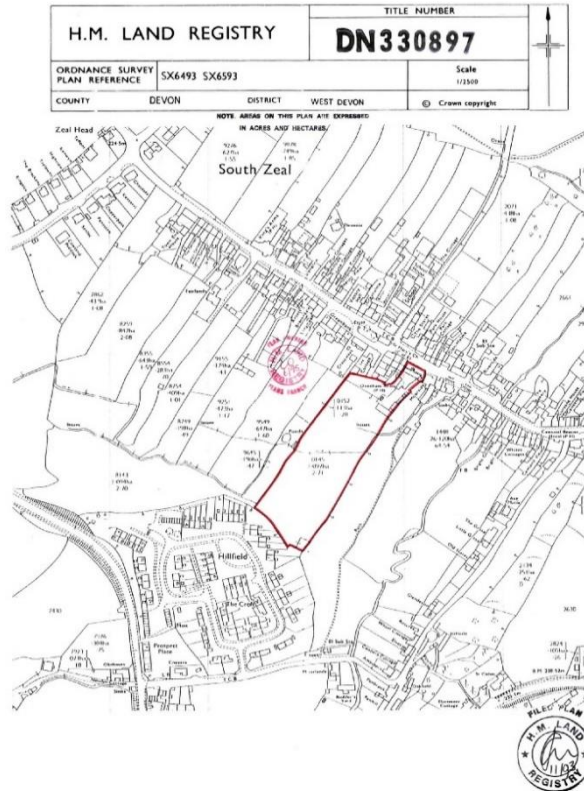
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