

Smugglers Inn

Blue Anchor Road, Blue Anchor Bay, Minehead, Somerset, TA24 6JS





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Substantial Coastal Freehouse with En-Suite Accommodation & Thriving Business
Character Dining Areas and Bar, Fully Equipped Catering Kitchen & Extensive Back of House Space
3 Spacious & Luxury En-Suite Letting Rooms • Beautifully Presented Top Floor, 4 Bedroom Owner's Accommodation with Views
Substantial and Pretty Trade Garden & Car Park

LOCATION

Blue Anchor is a seaside village in the parish of Old Cleve, just a few miles east of Minehead on the North Somerset coastline. Blue Anchor is a stunning seaside resort with a long sandy beach and wide reaching views overlooking the Bristol Channel towards South Wales. The area has many holiday parks and campsites and is only a short drive from Dunster Castle and the popular seaside resort of Minehead. Blue Anchor is also on the West Somerset railway line, a true country branch line of the old Great Western Railway still operating its steam locomotives.

Blue Anchor is surrounded by beautiful countryside, with Exmoor National Park only a few miles to the west and the Quantock Hills, Area of Outstanding Natural Beauty, a similar distance to the east.

Whilst the area swells with visitors during the warmer months of the year, this coastline is a popular destination year round, with increasing popularity for short breaks particularly in the Autumn and Spring seasons.

DESCRIPTION

The Smugglers Inn is an imposing three storey, detached building, just a stone's throw from the sandy beach at Blue Anchor. The property sits in a generous plot with an extensive and pretty trade garden and car parking behind. The property is steeped in history and is reputed to date back to the 17th century, when it may have been a Yeomans house or farm. The Smugglers has a particularly attractive owners flat on the top floor, which has been refurbished to a high standard. Below are three spacious en-suite letting rooms, with the trading area, kitchen and ancillaries at lower ground floor level, opening out onto the beer garden.

Ref No: 4058

£600,000 Freehold

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The accommodation briefly comprises:-

IMPRESSIVE ENTRANCE PORCH

With steps down to:-

MAIN BAR

Focal main bar servery, timber topped with exposed brick fronted. Large stone built fireplace with cast iron wood burner and flagstone flooring. Seating at a range of high bar chairs and full height timber tables. Through to:-

MAIN DINING AREA

Continued in the same style and arranged into 3 interconnecting rooms, with low beamed ceilings, slate flooring and alcove seating. The rooms are furnished with a selection of solid timber tables and upholstered high backed dining chairs with some settle seating.

COMMERCIAL KITCHEN

A spacious and well laid out commercial kitchen with full extraction and tiled floor. Fully equipped throughout with a quality inventory including double combi oven and extensive chiller units. Separate was up section with commercial dishwasher.

WALK IN FREEZER

STORE ROOM

BEER CELLAR

FENCED COURTYARD

With walk in fridge.

FIRST FLOOR LETTING ACCOMMODATION

Three luxury en-suite letting rooms with views over the garden towards the coastline. Private balcony area with seating for residents and views over the surrounding countryside and coastline:-

CAPTAIN'S SUITE

A spacious luxury room with en-suite bathroom including separate power shower and bath.

THE SMUGGLER'S SUITE

A delightful room, the biggest of the 3 with separate 'L' shape sofa area and modern contemporary en-suite bathroom.

COMMANDER'S CABIN

The latest addition to the letting accommodation. Double bedroom and sofa seating area with modern en-suite bathroom.

LANDING AREA

Used as office.

DOMESTIC KITCHEN

Currently unused.

TOP FLOOR OWNERS' ACCOMMODATION

TWO DOUBLE BEDROOMS

FAMILY BATHROOM

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MASTER DOUBLE BEDROOM EN-SUITE

With roll top bath, double shower, wash hand basin and vanity unit.

FURTHER DOUBLE BEDROOM

LIVING ROOM

With dual aspect views over the coastline.

OUTSIDE

BEER GARDEN

Lawned beer garden with seating for 130+ at a number of timber pub benches.

CAR PARK

Situated to the rear of the property.

NB. The adjoining 2 holiday homes have a right of access over the car park.

GENERAL INFORMATION

THE BUSINESS

The Smugglers is an extremely popular coastal pub, situated in a prominent position overlooking the beach and well positioned to attract the vast numbers of holiday makers to the area. The property exudes character with its quirky bar and dining areas and its beautiful beer garden.

The business is family and dog friendly, making it accessible to all. The food and beverage side of the operation is boasted by the three delightful en-suite letting rooms, which are popular year round and offer something a little different from the usual pub accommodation. The pub is owned and operated by a husband and wife couple who trade the business Sundays to Thursday from 12pm to

10.30pm and from Friday to Saturday 12pm to 11.30pm. The food at the Smugglers is ever popular with a focus on producing fresh meals with locally sourced ingredients. The pub has a great reputation for stone baked pizzas with an eat in or takeaway menu, ideal for families on holiday. The food is complemented by a wide choice of Westcountry ales and ciders together with a good choice of spirits and quality wines.

Trade at The Smugglers Inn is particularly strong and growing season on season under the current owner's tenure. There is still plenty of scope to grow the business and an early viewing of this rather unique business is highly recommended.

Further trading figures will be released to bona fide applicants following a formal viewing arranged through Bettesworths.

RATEABLE VALUE

2023 List: £17,500. Please note this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owner's 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 C

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