

Freehold

Country Hotel & Established Wedding Venue

- 13 en-suite guest bedrooms plus two owners' apartments
- Lounge bar, restaurant & substantial licensed function suite
- Extensive landscaped terrace gardens & multiple outdoor entertaining areas
- Summerhouse & cottage (included within bedroom count)
- Circa 50 weddings per annum – fully licensed
- Ample on-site parking (50+ vehicles), garages & service areas
- Strong trading business with scope to diversify
- Potential for alternative uses (STPP)

Freehold Price: **£975,000** Guide Price



Lavender House Hotel

Knowle Hill, Ashburton, Newton Abbot, Devon, TQ13

7QY Ref: CD-20197

Summary

Set in approximately 2 acres within the foothills of Dartmoor, Lavender House Hotel is a well-established country hotel and highly successful wedding venue, enjoying a prominent yet discreet position just off the A38 Devon Expressway, moments from the historic town of Ashburton. Lavender House Hotel has been under the same ownership since 2002 and has benefitted from significant capital investment, successfully repositioning the property as one of the area's most recognised wedding venues. Historically operated exclusively for weddings, the business has more recently broadened its income stream by introducing year-round accommodation, supported by OTA listings and a service agreement with OYO Hotels, driving increased room occupancy outside of event bookings.

The property now offers a balanced trading model, combining weddings, private functions and overnight accommodation, while still presenting a blank-canvas opportunity for an incoming purchaser. Subject to the necessary consents, the property could lend itself to alternative commercial uses, including a standalone hotel, destination public house, or specialist education use such as a SEN school.

Location

Ashburton is a thriving and highly sought-after market town, renowned as the southern gateway to Dartmoor National Park. The town offers a strong mix

of independent shops, cafés, antiques traders and amenities, attracting both tourists and a strong local following throughout the year.

The property enjoys excellent connectivity via the A38 Devon Expressway, one of the South West's principal arterial routes, providing direct access to Exeter (c.25 minutes) and Plymouth (c.40 minutes). Dartmoor's extensive walking, cycling and outdoor attractions are immediately accessible, further enhancing the hotel's appeal as a destination venue.

Internal Details

Ground Floor

Entrance hallway with reception / greeting area

Ladies', gentlemen's and accessible WC facilities

Lounge bar with prominent bar servery, open fireplace and seating for 30+

Breakfast / dining room (36 covers – currently utilised for storage)

Well-equipped commercial kitchen with separate preparation, wash-up and rear service areas

Ancillary accommodation includes multiple dry stores, storage cupboards, walk-in freezer, boiler rooms, staff WC, temperature-controlled cellar (and outer cellar), plus a garage / large store.



Formal restaurant with seating for 40+ plus informal seating for a further 20+, linked to the function suite

Impressive function room catering for circa 200 guests (venue licensed for 360 in total), featuring raised areas including top table, sunken dance floor, integral bar, stage and direct access to the gardens

Accommodation

Majority of the accommodation is arranged across the first floor, with additional guest units located within the grounds. A Twin room is located on the ground floor with wheelchair access.

Guest Bedrooms – 13 En-Suite

First Floor (10 bedrooms):

2 × Superior King Rooms

1 × Family Room

1 × Bridal Suite with private terrace

1 × Twin Rooms

5 × Double Rooms

Garden Accommodation:

Summerhouse & Cottage, both with private external areas

Owners' Accommodation – Two Apartments

Apartment One

Double bedroom

Single bedroom

Lounge

Bathroom

Apartment Two

Double bedroom

Lounge

Dining room

Shower room / WC

External Details

The external spaces are a particular highlight and integral to the business's success, providing a tranquil yet highly social environment for weddings and events. The grounds extend to approximately 2 acres and include:

Large paved terrace with integral bar & serving area

Secondary terrace & BBQ area

Lawned terraces & wedding gazebo

Tiki hut, dove-cote lawn within the aviary

Bandstand (popular for photography)

Lower terrace with children's play area

Additional amenities include two car parks (50+ spaces), a single and double garage, and a covered compound.



The Business

Operated as a family-run business, Lavender House is deliberately positioned as a prime wedding venue, hosting weddings ranging from 40 to 360 guests, alongside a variety of private and community functions including celebrations, wakes, christenings, car meetings and private parties.

While weddings remain the core focus, recent emphasis on accommodation sales via OTA platforms has resulted in a notable uplift in room occupancy, demonstrating clear scope for further growth should an incoming operator wish to expand this income stream.

Website: www.lavenderhousehotel.com

Tariffs

Wedding packages from £4,620 (30 guests) to £12,000+ (70 guests), subject to requirements

Guest accommodation charged separately for wedding attendees

Room rates from £100 per night, seasonal and length-of-stay dependent

Accounts

Most recent accounts demonstrate robust turnover and profitability, reflective of our client's operational style.

Business Rates

Rateable Value (April 2026): £14,900

(Note: this is not the annual rates payable)

Services

Mains water and electricity connected.

Septic tanks and LPG also connected.

Licence

The property benefits from a Premises Licence issued by the relevant local authority.

Stock at Valuation

Stock in trade and glassware to be purchased at valuation on completion.

Viewing

No direct approach may be made to the property.

All viewings strictly by appointment through the sole agent.

Anti-Money Laundering

In accordance with current Anti-Money Laundering Regulations, formal identification will be required from all parties prior to solicitors being instructed.



Solicitors' Costs

Each party to bear their own legal costs. A mutual undertaking of costs will be expected.

Tenure

Freehold.

To be sold with vacant possession on completion, likely to be treated as a TOGC.

To arrange a viewing please contact:

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