

Freehold

Versatile property offering a ready-made B&B / restaurant trade

- Prominent roadside position on the busy A377 with strong passing trade
- Established layout suited to restaurant with rooms or standalone B&B use
- Currently 4 letting bedrooms with clear potential to increase capacity
- Spacious and flexible owner's accommodation adaptable for further letting
- Generous car parking for 20+ vehicles
- Attractive garden and terrace for alfresco dining (40+ covers)
- Outbuildings and former skittle alley offering development potential (STPP)

Freehold Price: **£365,000** Guide Price



Devonshire Dumpling

Copplestone, Crediton, Devon, EX17 5LP

Ref: CD-10288

Summary

The Devonshire Dumpling occupies a highly visible roadside position along the busy A377, a well-used route linking Exeter to North Devon, ensuring a strong level of passing trade.

Situated within the Mid Devon village of Morchard Road, the property benefits from a rural yet accessible setting, surrounded by attractive countryside and a network of popular walking routes, including the well-regarded Two Moors Way which passes nearby and provides a consistent stream of visitors and potential overnight guests.

The nearby town of Crediton offers a comprehensive range of amenities including supermarkets, schooling and leisure facilities, whilst the Cathedral City of Exeter lies approximately 14 miles to the south, providing extensive retail, dining and transport links, including mainline rail services and access to the M5 motorway.

The immediate area is well served by public transport, with a railway station on the Exeter to Barnstaple line within walking distance and regular bus services passing the property. The combination of accessibility, passing traffic and tourism activity makes this a strong trading location for both food-led and accommodation-based businesses.

The Property

A characterful and deceptively spacious freehold property, presented to a good standard throughout and offering a highly adaptable layout suited to a variety of trading styles.

Whilst historically operated as a food-led village inn, the property increasingly lends itself to a restaurant with letting rooms or a standalone B&B operation, with clear scope to expand accommodation and diversify income streams.

The property currently provides:

Main lounge/dining area (circa 38 covers)

Additional dining areas / breakfast room (circa 44 covers combined)

Conservatory dining space with garden access

Well-equipped commercial catering kitchen with full ancillary areas

Customer WC facilities

Ground floor cellar, stores and utility areas

There are currently 4 letting bedrooms (including a manager's en-suite room with kitchenette), although only one is actively utilised, highlighting immediate scope to increase accommodation revenue with minimal additional investment.



Internal Details

OWNER'S ACCOMMODATION

Spacious and flexible private accommodation is arranged over the first floor and briefly comprises:

Comfortable sitting room

2 / 3 double bedrooms (with potential to reconfigure)

Additional office / sitting room / occasional bedroom (former manager's accommodation)

Kitchen area

2 shower rooms and separate WC

The layout offers excellent flexibility for owner occupation, staff accommodation or conversion to further guest letting rooms, subject to requirements.

External Details

The property sits within a generous plot and benefits from:

Customer car parking for approximately 20+ vehicles

Enclosed garden and patio terrace suitable for alfresco dining (40+ covers)

Former skittle alley (previously granted consent for 3 letting rooms – now lapsed)

Additional outbuildings and storage barns

The external areas provide clear potential for further

development or expansion of the accommodation offering, subject to the necessary consents.

The Business

The property is currently operated on very limited trading hours, offering a straightforward opportunity for incoming owners to increase turnover.

At present, the business is predominantly food-led; however, the real strength of the opportunity lies in its flexibility, including:

Expansion of B&B operations (with strong demand from walkers and touring visitors)

Development as a restaurant with rooms

Repositioning as a dedicated B&B / guest house

Introduction of takeaway / delivery services

Re-establishment or enhancement of wet trade, if desired

There is already demonstrated demand for accommodation, with regular enquiries from walking groups and touring guests, alongside clear potential to utilise platforms such as Booking.com and Expedia to drive occupancy.

Trading & Potential

The business currently operates on restricted hours due to lifestyle considerations, yet remains profitable, demonstrating the strength of the underlying opportunity.



Key growth opportunities include:

Increasing opening hours and trading days

Bringing all available letting rooms into use

Converting additional space into guest accommodation

Capitalising on passing trade from the A377

Targeting walking and tourism markets linked to the Two Moors Way

Services

Mains electricity and water. Private drainage. LPG gas for cooking.

Business Rates

Rateable Value: £10,500 (2026 Rating List).

Interested parties should make their own enquiries regarding eligibility for relief.

EPC

Rating: C

Legal & Regulatory

Premises Licence in place

Each party to bear their own legal costs

Anti-Money Laundering Regulations apply

VIEWING

Strictly by prior appointment with the sole selling agents.

No direct approach to the business.

To arrange a viewing please contact:

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