

## Freehold For Sale

Picturesque Grade II listed licenced  
Cafe and Accommodation

- Situated in the charming Mid-Devon village of Cheriton Bishop
- Stunning House, Gardens and car park set within approx. 1 acre.
- Hugely popular daytime cafe with covers for 100 +
- 10-Bedrooms, flexible for Owners/ Letting accommodation
- Robust turnover with strong NET profits
- A brilliant lifestyle business
- EPC commissioned

Freehold Price: **£1,250,000** Guide Price



Woodleigh Coach House

Woodleigh Coach House, Cheriton Bishop, Exeter, Devon, EX6

6JL Ref: CD-40064



## Summary

Woodleigh Coach House is a charming and picturesque countryside retreat nestled in the idyllic village of Cheriton Bishop. Surrounded by lush rolling hills, yet 200m from the A30 and the Cathedral City of Exeter beyond, this stunning Grade II listed property dating back to the 19th century was once the stables and coach house for Woodleigh Hall Estate. The historic property is now configured as a ground floor cafe which is located in the East Wing which used to be the stables, with the former hayloft and coach house now being utilised for private and letting accommodation.

## The Property

Dating back to 1896, this period property preserves a great deal of the original character and features and briefly comprises ground floor cafe area with seating for 40+ guests, bar servery, kitchen, and ancillary storage.

The remainder of the ground floor is made up of a stunning private lounge/ dining area (former coach house) with secondary seating area and guest lobby.

Over the first and second floors are a total of 10 bedrooms, all elegantly appointed and benefiting from either en-suite or private bathrooms.

Woodleigh Coach House, which is set in roughly 1 acre, benefits from two large gravel car parks, customer patio with further seating for 60+, external storage sheds, private gardens to the rear and even a gated area for dog walking.

## Internal Details

From the main car park front Woodleigh Coach House, ramped access across the wrap around patio gives access to...

Open plan cafe (33'x 15') a beautiful light and airy trading space with painted stone walls, exposed wooden beams and feature open arched windows. The open plan area has seating for approx. 40 guests with corner wooden bar servery and hatch to front of house service area with coffee machine, under counter refrigeration, storage shelving and access to kitchen.

Kitchen (17'x 15') A traditional kitchen with tiled walls and flooring, a range of stainless-steel commercial equipment, full extraction, and commercial refrigeration. To the rear of the kitchen is a pot wash area (15'x 8') with door to rear along with a dry store area (14'x 11').

To the rear of the dry store area is a private sitting room (15'x 15'), currently used by staff with WC and door to private lobby and access to private car parking.

Family room (33'x 15') a super space, which was once the coach house, currently used by owners for a private lounge and dining area with corner office.

## First floor accommodation

A total of 8 bedrooms across the first floor, used for both private and letting:



Bedroom (14'x 13') dual aspect windows.

Bathroom (14'x 13') with corner bath and spa shower.

Bedroom (14'x10') front facing.

Half stairs leading to a further room (14'x 7') which is currently used as a nursery with access to...

Master bedroom (16'x 15') with en-suite bathroom, walk in wardrobe and access to first floor landing.

Across the hall is a further bedroom (15'x 9') with en-suite bathroom.

### Second floor accommodation

Large lobby landing gives access to...

Bedroom (15'x 10') a recently fully refurbished room with feature round window and super open plan bathroom (12'x 5') with freestanding bath and walk in shower.

Bedroom (16'x 15') a beautiful room with windows on three sides, en-suite shower.

### Letting accommodation

Access off a ground floor lobby entrance, stairs up to the three letting rooms, all of which are presented to the highest standards and retain many features and original character.

Room 1 (14'x 13') Double room with en-suite shower

Room 2 (11'x 11') Double room with large en-suite shower

Room 3 (14'x 8') Double room with en-suite shower

### External Details

Set within approx. 1 acre, Woodleigh Coach House benefits from extensive gravel car parks, external storage, customer toilets, wrap around terraced patio with approx. 60 cover and to the rear, a sizable private garden area with extensive lawn areas, mature boarders, and patio seating.

### The Business

Owned and operated by our clients since 2016, the business currently trades daytime only and offers guests a a range of breakfast, lunches, teas, coffees, and delicious homemade cakes throughout the week. The business, which is very much run as a family concern with assistance, comes highly regarded and is a favourite destination for both locals and visitors gaining high online ratings including 4.5/5 rating on TripAdvisor,

The letting side of the business is also hugely popular with all three guest letting rooms very well appointed and offers a superb additional income from our clients with the option of additional letting rooms depending on the new owner's needs.

Whilst Woodleigh Coach House is currently trading very well indeed, with robust turnover and strong NET profits, there is plenty of scope to improve the business with additional letting rooms, offering a later cafe service to offer afternoon cream teas and





opening the trading area up for an evening service- something which has been requested by guests on numerous occasions.

### Business Rates

Current valuation as registered on the 2023 rating list is £12,250.

### Services

We are advised mains water and electric are connected, with LPG gas on site , oil tank. oil boiler and waste via a septic tank.

### Licence

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence.

### Stock at Valuation

Stock is to be purchased at valuation on the day of completion.

### Trading information

Excellent turnover and strong gross and net profits

Full accounting information will be passed across to bona fide applicants.

### Tenure

Freehold, with a guide price of £1,250,000 to include fixtures, fittings, and goodwill. Stock at valuation in addition.

### Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

### VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

### Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

### Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

### Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.







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