

## Freehold

Former Victorian grammar school built  
in 1879

- Former boutique country hotel
- Occupying a 2.5-acre rural setting
- 9 ensuite bedrooms (some now repurposed)
- 40-seater restaurant, lounge bar, bistro, function suite & snug
- 4 bedroom cottage
- 2-bedroom headmasters house
- 2 x 2 bedroom bungalow
- Detached pottery (may have other uses STPP) & barn
- Internal areas total approx 12,000 sq footage

Freehold : **£1,950,000 Guide Price**



Edgemoor Hotel

Bovey Tracey, Newton Abbot, Devon, TQ13 9LE

Ref: CD-20145

## Summary

Positioned on the edge of Dartmoor Nation Park (within the curtilage of Teignbridge District Council), The Edgemoor is perched on the 'Gateway to the Moor', 1 mile from the small, but bustling town of Bovey Tracey which offers a wide range of shops and amenities including a health centre, several restaurants, public houses, primary school, post office and additional complimentary traders. Just 6 miles from Newton Abbot (where the mainline railway station to London Paddington can be picked up) and 18 miles south west of Exeter, with the A38 Devon expressway approximately 3.5 miles distant which provides access to the M5, Exeter, Plymouth and Cornwall, the latter of which is just 45 minutes away via car.

## The Property

The Edgemoor Hotel is a former 17-bedroom boutique country hotel, built in 1879 as a grammar school and retains much of the charm you would expect from a Victorian property. It's spectacular stone / ivy-clad façade presents a stunningly beautiful property, which traded successfully for many years, before it's recent closure post COVID. The hotel embodies the history of the property, where former dormitories and classrooms have been transformed into bedrooms and the library utilised as a dining room amongst several other repurposed areas. The Edgemoor sits in a rural

position on the edge of Bovey Tracey, in C. 2.5 acres of mature landscape and gardens but more recently has been utilised as a residence, with income being derived from holiday accommodation and private lettings, generating a healthy income whilst clarity was being sought in respect to the future trading of the business. Furthermore, significant investment has been made in respect of reducing the running costs of the property, with the installation of a biomass boiler, which remains under the Renewable Heat Incentive scheme, until 2034. The main residence is classified as a hotel however, we are informed the rear bungalow has full residential use, and other areas have utilised for other purposes for many years.

The current owners purchased the property in 2008 and swiftly invested in a refurbishment program which led the Edgemoor Hotel attracting an eclectic customer base as a hotel and then, diversifying into a wedding venue more recently. Given the well published problems that post COVID presented for the industry, our client's ceased trading the business in 2021, but repositioned some parts of the property for holiday and residential lettings.

## Internal Details

The property has an array of rooms located across the ground floor and first floor (split level) trading areas and retains much of the charm you would expect from a property of its age. Having been repurposed as a country hotel from a grammar school, the



accommodation is extremely flexible and briefly comprises: -

Private drive accessed off the B3387 (which is the main road to Haytor).

Main entranceway, leading to: -

Ground floor trading areas, comprising an array of rooms including the dining room / restaurant (former library), lounge bar, bistro, snug and function suite (where wedding ceremonies were held).

Ancillary areas also include a substantial former commercial kitchen, ladies & gentlemen's WC's, office and storage rooms.

Accommodation

#### Ground floor

Headmasters' house (2 bedrooms), with private access to the side.

4 bedroom 'stable mews', currently let at £1,800 p/m on an AST agreement.

2 bungalows (to the rear), divided into 2 x 2 bedroom lettings, currently let generating £3,000 p/m on an AST agreement.

#### First floor

Accessed via a central staircase (with secondary linked access to the rear),

9 ensuite letting bedrooms.

#### External details

Set in a charming, rural setting with mature trees and gardens, the property is positioned in a central position with the land extending to approximately 2.5 acres. With a plethora of parking and comfortable, yet formal areas, the property also has a detached 'pottery' which could be utilised for a variety of uses, furthermore there is a storage barn which houses the Biomass boiler (RHI Scheme information available from the agent), current payment received at C. £15,000 p/a.

#### Rates

Current valuation of the business as registered on the 2023 rating list is as follows: -

Hotel - £26,250.

Studio - £4,625.

Pottery - £ 5,200

There is a Band E charge of £1997.27 per annum the parts deemed residential (Headmasters house).

Local Authority: Teignbridge District Council



## Services

Mains Services: Electricity & Water. Private Services: Drainage & Biomass boiler

## Viewing

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

## Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/uk/si/2017/692/content> made we are required to obtain formal identification for all parties involved in a property transaction.

## 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.

## 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 however, an undertaking of legal fees will be expected on agreement of the Heads of Terms.

## Agents Notes

Unconditional offers are preferred however, conditional (STPP) offers will be considered.

Please note the images being shown are largely from when the hotel was being traded.

To arrange a viewing please contact:

Jon Clyne  
Director

01626 330022  
07939013 203

jon.clyne@charlesdarrow.co.uk

