



# The Thatched Tavern

Steep Hill, Maidencombe, Torquay, Devon, TQ1 4TS







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**Stunning Coastal Thatched Village Inn – Rethatched in 2023 • Totally Refurbished, Reequipped & Remodelled in 2019**  
**Situated on the Outskirts of Torquay • Only a Few Hundred Yards from the Coast**  
**Beautifully Presented and Interior Designed Trading Areas with 70 plus Covers • Brand New ‘State of the Art’ Owner’s Accommodation**  
**Exceptional Commercial Kitchen • Beautiful Beer Garden and Raised Garden Bar, both with Sea Views**  
**Private Garden with Vegetable Patch • 2 Letting Rooms Currently unused**

***Unique Opportunity to Acquire One of the Few Remaining Freehold “Landmark” Pubs in South Devon***

## LOCATION

The Thatched Tavern is situated at the foot of a beautiful Valley in the small hamlet of Maidencombe on the outskirts of Torquay. Maidencombe beach and the costal footpath are a few hundred yards from the Inn. Torquay harbourside and town centre are approximately 3 miles away and Shaldon and Teignmouth on the Teign Estuary approximately 5 miles in the opposite direction. The Thatched Tavern is ideally situated and enjoys a large catchment area including the whole of Torbay, Shaldon, Teignmouth, Totnes, Newton Abbot and beyond to Exeter and Plymouth.

## DESCRIPTION

A beautifully refurbished Grade II Listed Thatched (rethatched in 2023) building with stunning interior design. The detached building sits on an elevated plot, parts of which are believed to date from the 15th century. The original property has been sympathetically extended to the rear to provide a substantial restaurant and state of the art commercial kitchens. A stunning trade garden with sea views is situated to the side and rear of the property with newly built, raised Garden Bar. The property also benefits from a newly constructed, contemporary styled detached bungalow within the grounds, also with sea views.

Ref No: 4351

£1,200,000 Freehold

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The accommodation briefly comprises:-

## **ENTRANCE PORCH**

### **MAIN BAR**

A character room wrapping around the focal Bar Served. Exposed ceiling beams and attractive feature exposed stone fire place with cast iron wood burner. Beautifully decorated trading area with oak flooring and seating at quality contemporary tables and matching upholstered chairs. French doors to the trade garden.

### **BAR SERVERY**

Timber topped and painted panel fronted with down lights. Bottle chillers, electronic cash registers. Bespoke tiled back bar fitting. Range of beer fonts including feature brass font with 4 hand pulls. Number of upholstered, modern bar stools to front of bar.

### **LOWER BAR**

Situated on lower ground floor and accessed via stairs from the main bar, again a character room with part exposed stone walls, exposed timber ceiling beams, oak flooring and substantial stone surround fireplace with cast iron wood burner. Circa 12 covers. This room is interlinked with the Snug area.

### **SNUG**

Traditionally decorated room with shared stone surround fireplace, 2 large designer leather style sofas and easy chairs. Carpeted.

### **CLOAKROOM**

Situated off main entrance porch, both of which have been completely refurbished.

### **LADIES CLOAKROOM**

### **GENTS CLOAKROOM**

### **UTILITY ROOM**

Side access door to bar and further access to main trading area.

### **GROUND FLOOR TEMPERATURE CONTROLLED BEER CELLAR**

### **RESTAURANT**

Circa 60 covers situated on upper ground floor level and accessed via steps from the main bar. Beautifully presented rectangular shaped room with windows running the entire length of the garden elevation and painted panelling to adjacent wall. French doors with direct access to trade garden. Stylishly decorated and furnished with upholstered timber dining chairs and contemporary tables. Studded leather bench seating to far wall.

### **HOLDING AREA**

With non-slip flooring, condiment shelves and coffee making servery. 2 sets of French doors to outside Beer Garden.

### **DRY STORE**

### **COMMERCIAL KITCHEN**

Completely refitted and newly equipped with an extensive commercial inventory in 2019. Full extraction, non-slip flooring and tiled walls. In – out swing doors to restaurant.

### **WASH UP AREA**

### **STAFF WC**

### **STORAGE AREA**

### **LETTING ROOMS**

Situated at First Floor although currently unused. Access via stairs through the Snug.

### **ROOM 1**

Double room with dual aspect. En suite bath with shower over.

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## ROOM 2

Double room overlooking the garden. En suite bath with shower. Built in wardrobe

## MASTER BEDROOM

With en-suite bathroom - WC, bath and wash hand basin.

Spacious **LANDING AREA** with airing cupboard and book shelves.

## OUTSIDE

Substantial and newly landscaped trade garden with pub benches and various individual areas on several different levels, creating an idyllic pub garden. Sea views from the top end of the trade garden. Seating for 70 plus.

## GARDEN BAR

Constructed in 2021, an impressive raised Terrace Bar situated in an elevated position with glorious sea views. Timber structure with covered section and extended terrace trading area. Bar servery and food prep section with Clementi authentic Pizza Oven (capable of producing 6 pizzas at a time). 40 plus covers.

## BUNGALOW

Stunning, brand new building with beautiful interior design and modern features. State of the art bathroom/wet rooms and fully fitted domestic kitchen.

## LIVING ROOM and KITCHEN with double doors to Patio

### Double BEDROOM FAMILY

### BATHROOM

### MASTER BEDROOM with en suite and doors to Patio

### PATIO WITH SEA VIEWS

## OUTSIDE LAUNDRY ROOM

## PRIVATE GARDEN

Raised position with wide reaching coastal views, vegetable patch and Greenhouse.

## CAR PARKING

Maidencombe Car park is situated less than 100 yards from the pub and rented from the owners, the Coast & Countryside Trust. Pay & Display parking which generates good revenue and can be offset by paying customers when purchasing meals/drinks.

## GENERAL INFORMATION

## RATEABLE VALUE

£27,750. Please note this is not rates payable. Council Tax Band A. For information, we advise you to contact the Local Authority, Torbay Borough Council Tel. 01803 207207.

## THE BUSINESS

The Thatched Tavern is one of the best-known pubs in the South Devon area, and occupies a truly enviable location adjacent to the South Devon Coastal Path. The Inn has a great reputation for food and a wide selection of beers and ales. The Thatched Tavern draws strong custom from locals and regulars as well as holiday makers visiting the area.

Previously operated by a Brewery, the pub has under gone a complete transformation both physically and operationally in recent years and has traded very successfully under private ownership.

The operation is run by 2 family members with a compliment of full time and part time staff. The pub closes on Mondays and at 8pm on Sunday, otherwise is open 12-10pm every day. Whilst the Thatched Tavern has been rejuvenated, there is still huge untapped potential for new owners.

Further trading information will be provided to bone fide interested parties following a formal viewing.

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## TENURE

The pub is held freehold. The land on which the sewerage treatment plant is situated is held on a separate long lease from Torbay Council.

## SERVICES

We are informed that the property is connected to mains gas, water and electricity. Drainage is to a private sewerage treatment plant.

## VAT

The property is VAT registered (opted) and therefore VAT is applicable to the Freehold sale price, although this will be reclaimable in the usual way.

## TUPE

Please note that if applicable members of staff will be covered under TUPE (Transfer of Undertakings Protection of Employment) Regulations 2006. Further information will be made available by the Agent.

## INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding any 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 - C

## AGENTS NOTE

An overage clause. The vendors will require 50% of any up lift in value (over and above the existing use value at the point of the consent) over 25 years should consent be obtained for alternative uses.



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