


# The Tors Inn

**Belstone, Dartmoor National Park, Devon, EX20 1QZ**

Bettesworths

# The Tors Inn

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**A Rare Opportunity to Acquire One of Dartmoor's Most Characterful and Successful Village Inns**

**An iconic free-of-tie Dartmoor inn occupying an enviable position within one of the National Park's most sought-after villages, combining a highly successful hospitality business, letting accommodation and spacious owners' accommodation within a truly outstanding trading location.**

**Thriving and Highly Profitable Dartmoor Destination Inn • Outstanding Position in one of Dartmoor's Most Desirable Villages**
**Rare Free-of-Tie Leasehold Opportunity • Attractive IR&I Lease with Fair and Sustainable Rent**
**Letting Rooms, Spacious Private Accommodation and Outside Bar**

**LOCATION**
Belstone is widely regarded as one of Dartmoor's most beautiful and desirable villages. Dating back to the Domesday Book, this ancient granite settlement sits on the northern edge of Dartmoor National Park beneath the spectacular backdrop of Belstone Tor and Cosdon Hill.

The village offers immediate access to some of England's finest walking, cycling, horse riding and outdoor pursuits, attracting visitors throughout the year whilst retaining a thriving local community. Wild ponies, open moorland, granite tors and breathtaking panoramic views create a setting that is instantly recognisable and quite unlike anywhere else in Devon.

Despite its idyllic rural setting, Belstone is very accessible, lying approximately four miles from Okehampton and only a short distance from the A30 Devon Expressway, providing fast links to Exeter, the M5 and Cornwall.

The Tors Inn occupies arguably the finest trading position within the village, overlooking Belstone's famous village green with uninterrupted views across the open moor. Whether serving walkers returning from Dartmoor, families enjoying summer evenings or locals gathering around roaring fires during winter months, the inn provides an authentic Dartmoor experience that very few venues can match.

**DESCRIPTION**
The Tors Inn represents a rare opportunity to acquire a thriving free-of-tie Dartmoor inn in one of the National Park's most desirable locations. Combining substantial character, an outstanding trading reputation, strong turnover, letting accommodation, spacious owners' accommodation and attractive outdoor trading facilities, the business offers an exceptional blend of lifestyle and commercial opportunity. Businesses of this calibre and in such sought-after locations rarely become available, making The Tors Inn an exciting opportunity for experienced operators looking to acquire a highly successful village inn at the heart of one of Devon's most celebrated moorland communities.

Ref No: 5556

Offers in Excess of £150,000 Leasehold

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Family Business
3 Generations
Since 1943

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**THE PROPERTY**
The Tors Inn effortlessly combines the warmth and character of a traditional Dartmoor Inn with facilities expected of a modern, high-performing hospitality business.

The welcoming public bar centres around an attractive copper-topped servery with oak back fittings, open fireplace and approximately 40 covers, creating an intimate and atmospheric trading environment.

A separate restaurant provides seating for a further 40 diners whilst enjoying attractive views across the moorland and direct access to the gardens and outdoor trading areas.

Behind the scenes is a comprehensively equipped commercial kitchen featuring a Rational iCombi Pro oven, Blue Seal cooking range, Lincat fryers, extensive refrigeration, preparation areas, dry store and freezer facilities, providing everything required to support the impressive levels of trade.

**OUTSIDE TRADING**
One of the property's defining features is its exceptional outdoor trading environment.

The award-winning 'The Shed' comprises a fully equipped outside kitchen and bar complete with bespoke beer fonts, refrigeration, commercial cooking equipment and service facilities.

The surrounding seating terraces overlook Belstone's iconic village green and the dramatic open moorland beyond, creating one of the most picturesque hospitality settings anywhere in the South West.

To the rear of the property are outbuildings including storage sheds, workshop, log store, boiler room together with substantial cellar and storage accommodation.

**OWNERS' & GUEST ACCOMMODATION**
The first floor provides generous and well-presented, flexible private accommodation including:

- Spacious owners' sitting room.
- Well-fitted kitchen.
- Wood-burning stove.
- Laundry room.
- Impressive principal bedroom suite with large en-suite.

The separate Guest Accommodation is arranged as follows:-

- **Belstone Tor** – an en-suite family room with king-size bed and a single bed.
- **Oke Tor** – an en-suite double/twin room with a king-size bed that can be configured as twin beds if required.

The combination of quality guest accommodation and spacious owners' quarters provides both valuable additional income and enviable lifestyle opportunity.

**THE BUSINESS**
The Tors Inn has established itself as one of Dartmoor's most popular and successful destination inns, enjoying an outstanding reputation for its quality food offering, welcoming atmosphere and distinctive character. The business attracts a broad customer base comprising local residents, visitors to Dartmoor National Park, walkers, cyclists, holiday makers and tourists, resulting in strong year-round trade and impressive levels of turnover. The property's reputation has been carefully built over many years and today represents one of the area's best-known hospitality businesses.

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The combination of an exceptional location, loyal customer following, established trade and free-of-tie status creates a business that offers both immediate profitability and future growth potential. Opportunities of this nature are rarely available within Dartmoor National Park.

Revenue is generated through a number of complementary income streams including:

- Strong food-led trade
- Established wet sales
- Quality letting accommodation
- Seasonal outdoor dining
- Award-winning takeaway operation
- Local trade
- Significant visitor and tourism business

A particular highlight is The Shed – the fully equipped outdoor kitchen and bar overlooking the village green. Operating throughout the spring and summer months. The Shed has become a destination in its own right, serving gourmet burgers, barbecue dishes and premium drinks whilst enjoying one of the finest outdoor hospitality settings in Devon. Its popularity has been recognised through consecutive Food & Drink Devon Best Takeaway Awards.

Detailed financial information is available to genuinely interested parties upon completion of confidentiality agreement.

**LIFESTYLE OPPORTUNITY**
Businesses such as The Tors Inn rarely become available.

For the successful purchaser this represents far more than the acquisition of an award-winning hospitality business – it is the opportunity to become the custodian of one of Dartmoor's most iconic inns, enjoying an unrivalled lifestyle at the heart of one of Devon's most beautiful National Park villages.

**LEASE**
The property is held on a 15-year free-of-tie lease at an annual rent of £27,000, with no VAT payable on the rent. The lease benefits from Internal Repairing and Insuring (IR&I) terms and is held of a 'Free of Tie' basis from a private landlord.

**RATEABLE VALUE**
2026 List: to be confirmed. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority. The property may qualify for Small Business Rates Relief, subject to purchaser status and local authority confirmation.

**EPC RATING D**

**INVENTORY**
To include furnishings and equipment as per an inventory to be supplied, but excluding the owners 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.

**VIEWING**
Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021

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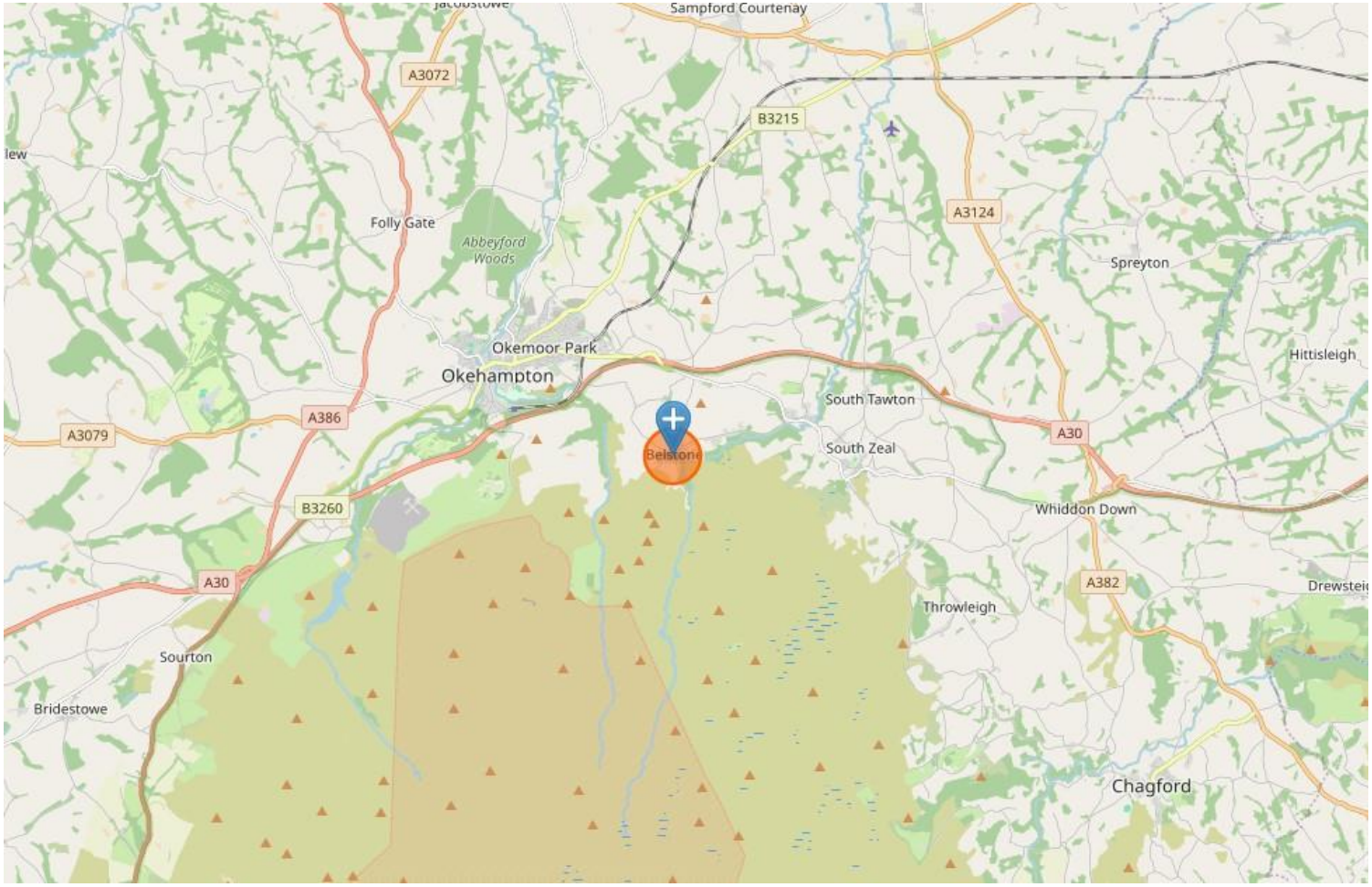


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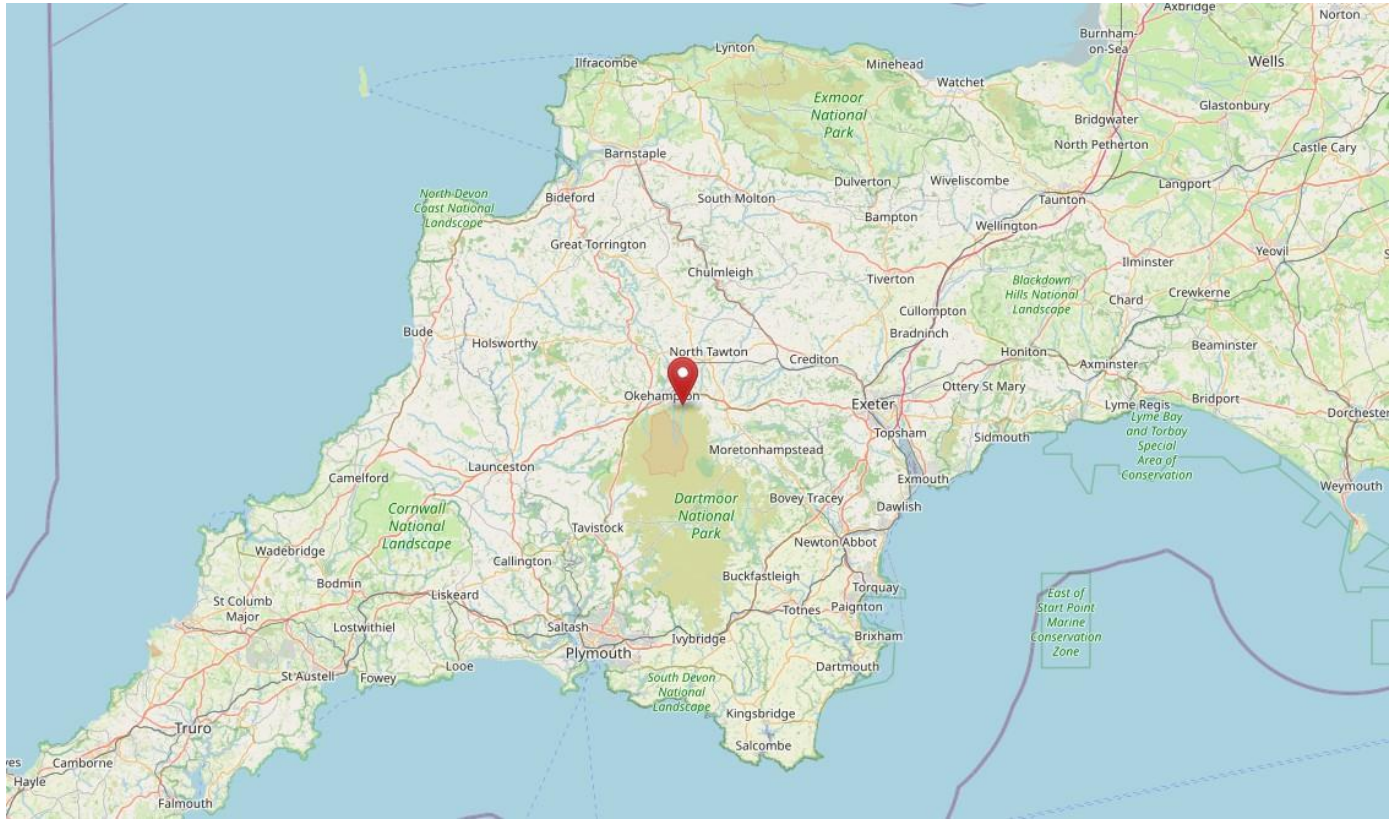


**www.bettesworths.co.uk**
221 St Marychurch Road
Torquay
Devon
TQ1 4NB

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