



DRAKE MANOR INN

The Village Buckland Monachorum, Yelverton, PL20 7NA

FREEHOLD: £595,000 | REF: 3451571

KEY HIGHLIGHTS

- Adjusted Net Profit y/e March 2026 £130,985
- c.50% wet sales
- Two Bed Owners Accommodation
- Extensive Rear Garden
- Church Views
- Energy Rating C



LOCATION

Nestled on the western edge of Dartmoor National Park, Buckland Monachorum is a picturesque and historic village in West Devon, offering a tranquil countryside lifestyle with easy access to nearby towns and the city of Plymouth. The village is renowned for its charming stone cottages, scenic walks, and strong sense of community.

DESCRIPTION

The Drake Manor Inn is a historic Grade II Listed village inn, steeped in character and charm, located in the heart of Buckland Monachorum, a thriving community on the edge of Dartmoor National Park. This retirement sale offers a rare opportunity to acquire a well-established, profitable business with strong local and tourist trade.

TENURE

The property is being sold Freehold.





INTERNAL DETAILS

Ground Floor:

There are two entrances to the Drake Manor Inn, one brings you into a hallway between the bar area and snug, and the other brings you to an entrance hall between the snug and dining area.

The dining area is can sit 18-20, and leads directly to the kitchen, making service that bit easier. There is a beautiful slate flooring, an electric log burner in a stunning fire place as well as beamed ceiling and slate flooring.

The fully equipped commercial kitchen is laid out to ensure maximum space and efficient working with a door leading out to the rear storage areas.

The snug is set out to sit approximately 16 covers, with access to the bar and a breath taking fire place with a glass fronted log burner, making this the ideal place for customers to spend a winters evening.

The main bar sits 28 plus any stools around the bar. The bar is made of elm wood and adds to the character of the building. There is another deep fire place with a classic country wood burning stove.

From the main bar there is also access to the cellar bar, a quaint room that used to be the cellar many years ago, this room has a table and corner fitted seats that will sit 8-10 people and is popular with small group bookings or local meetings.

There are also ladies toilets on the ground floor, the gents are to the rear

First Floor:

On the first floor you will find the accommodation, previously used as both living space for owners and self contained letting rooms.

Stepping into the accommodation you will be greeted by open plan living space, inclusive of a kitchen, dining area and lounge. The kitchen includes a fitted electric oven and induction hob, as well as a washing machine and fridge freezer. There are two spacious double bedrooms as well as a bathroom with sink, heated towel rail, w/c, bath unit with over head shower and a window to the rear with a Velux above. The accommodation is full of character, with thick walls surrounding and original beams above, a homely place to reside or a popular space to let. Also on the first floor is an office and a storage room which could be converted into further accommodation subject to the relevant consents.

EXTERNAL DETAILS

To the front of the property is a space for three cars to park. This area currently has a gala tent to create some covered seating for guests.

The rear, is accessed via the 'cellar bar', bar servery, kitchen and road. There is the storage building behind the kitchen with additional fridge, the gents toilets block and steps leading up to the seating areas. Initially a patio area with seating for 44 before you approach an under cover area that sits a further 18, beyond this is more seating, 18 in total, 6 of which in a sheltered Guinness branded hut. Total external covers = 80.

From the garden you can see St Andrews Church and listen to stream running along side.

Beyond this area, currently separated off by the owners is a large garden area, approximately 50 metres long by 5-6 metres wide. There is a mix of patio slabs and a large lawn area with wood shed. Views of the church as well as the visible stream to the side. There is an opportunity to utilise this space and expand the external customer area.

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and are included in the sale price, except a few personal items which will be retained by the owner.

OTHER PROPERTY

Opposite the Drake Manor Inn is the converted building, believed to be an old horse stable. This comprises of two rooms, the main being a store area with a second room as the cellar.

BUSINESS RATES

The current rateable value (1 April 2023 to present) is £14,500.

THE OPPORTUNITY

Drake Manor Inn presents an exceptional opportunity for new owners to acquire a thriving and highly profitable business Yelverton, Devon. Surrounded by stunning countryside, this charming inn combines strong, consistent trade with the added benefit of spacious live-in accommodation. Perfectly positioned to attract both locals and visitors, it offers a rare chance to step into a well-established operation with proven success in a truly beautiful location.





TRADING INFORMATION

	y/e 31 March 2026	y/e 31 March 2025
Turnover	£461,156	£481,649
Gross Profit	£308,936	£318,812
Net Profit	£130,985	£129,548

TRADING HOURS

Monday: 11:30 - 14:30 / 18:00 - 22:00
 Tuesday: 11:30 - 14:30 / 18:00 - 22:00
 Wednesday: 11:30 - 14:30 / 18:00 - 22:00
 Thursday: 11:30 - 14:30 / 18:00 - 22:00
 Friday: 11:30 - 23:00
 Saturday: 11:30 - 23:00
 Sunday: 12:00 - 22:30













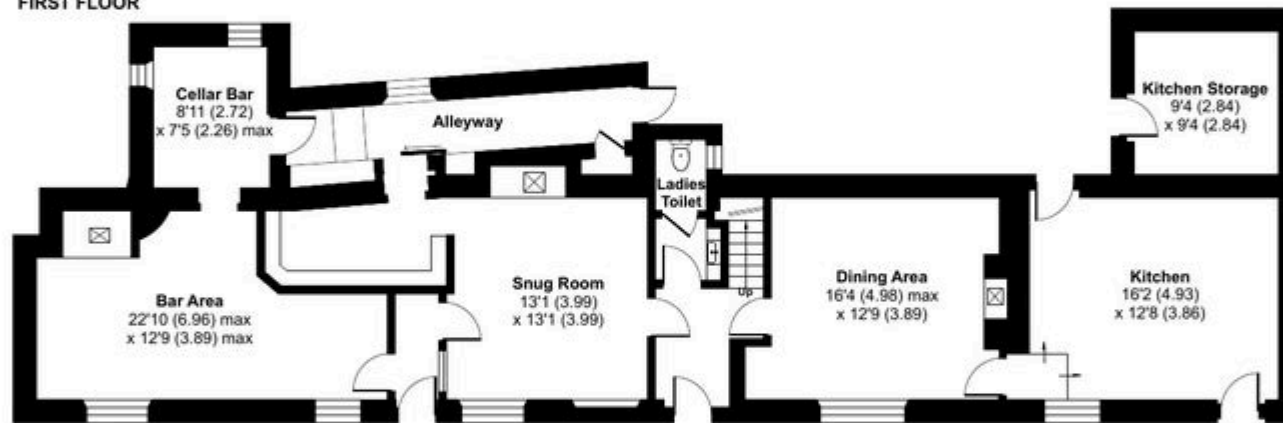
The Village, Buckland Monachorum, Yelverton, PL20

Approximate Area = 2376 sq ft / 220.7 sq m
 Outbuilding & Store Room = 168 sq ft / 15.6 sq m
 Total = 2544 sq ft / 236.3 sq m

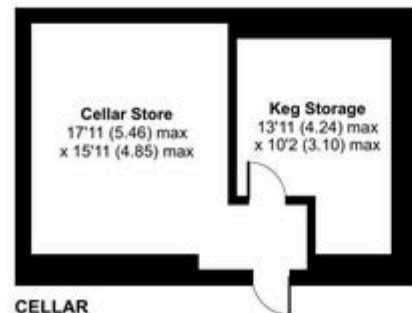
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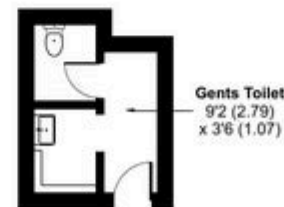
FIRST FLOOR



GROUND FLOOR



CELLAR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Plc. REF: 1382084



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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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