



The Copper Kettle





# The Copper Kettle

21 Fore Street, Dulverton, Somerset TA22 9EX

Dulverton Town Centre, Tiverton 13 miles, Taunton 24 miles

A rare opportunity to purchase a home with a successful business in the heart of Dulverton

- Charming Tea Room/Cafe
- Large Walled Tea Garden
- Convenient Town Centre Location
- Established since 1975
- Well Fitted Commercial Kitchen
- Patio and Summerhouse
- 3 Bedroom Owners Accommodation
- Excellent Current Income

Guide Price £535,000

## SITUATION

The Copper Kettle is ideally positioned right in the heart of the beautiful Exmoor town of Dulverton. The town has a strong community and provides good day-to-day shopping together with three churches, a post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition there are good restaurants and recreational facilities.

Tiverton offers further shopping and entertainment facilities and the well-known Blundells School, together with easy access to the M5 and mainline railway station at Tiverton Parkway.

Situated within the Exmoor National Park, the property is ideally located for business and to take advantage of the walking and riding on the wonderful heather and gorse clad moorland slopes and the beautiful river valleys. Wimbleball Lake is just 6 miles away and the North Devon coastline has an excellent range of beaches.





## DESCRIPTION

The Copper Kettle currently operates a 25 cover tea room with a 36 cover tea garden. Above the tea room is the owner's accommodation, a large three bedroom apartment. The tea room was established in 1975 and has been successfully run by the present owners for the last 5 years, providing an excellent income.

## ACCOMMODATION

The front entrance leads into a hallway with door to the main tea room. This spacious room is separated into two areas with the front having a bay window and log burner. To the rear of the tea room is a conservatory and the customer toilet. The kitchen is semi-commercial and well fitted with stainless steel work units, shelving, electric commercial oven with hob and an oil fired Rayburn. There is access from the kitchen to the rear utility room, with door to the garden.

Stairs lead from the front hallway to the owners accommodation which includes a generous sitting room with an open fire and a bay window. There are two double bedrooms, a further single bedroom and the family bathroom. The master bedroom has views across the tea garden.

## OUTSIDE

To the rear of the property is the extensive walled tea garden, offering a large amount of private outdoor seating. There is a paved patio, a large summerhouse and further timber buildings. providing additional seating areas. Steps from the rear of the garden lead down to a public car park.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

## VIEWINGS

Strictly by appointment with the agents please.

## DIRECTIONS

The property is approximately 20 metres from the Stags Dulverton office.

## COUNCIL TAX

Band A (2020/21)

## ENERGY PERFORMANCE CERTIFICATE

E (110)



Approximate Gross Internal Area = 198.1 sq m / 2132 sq ft

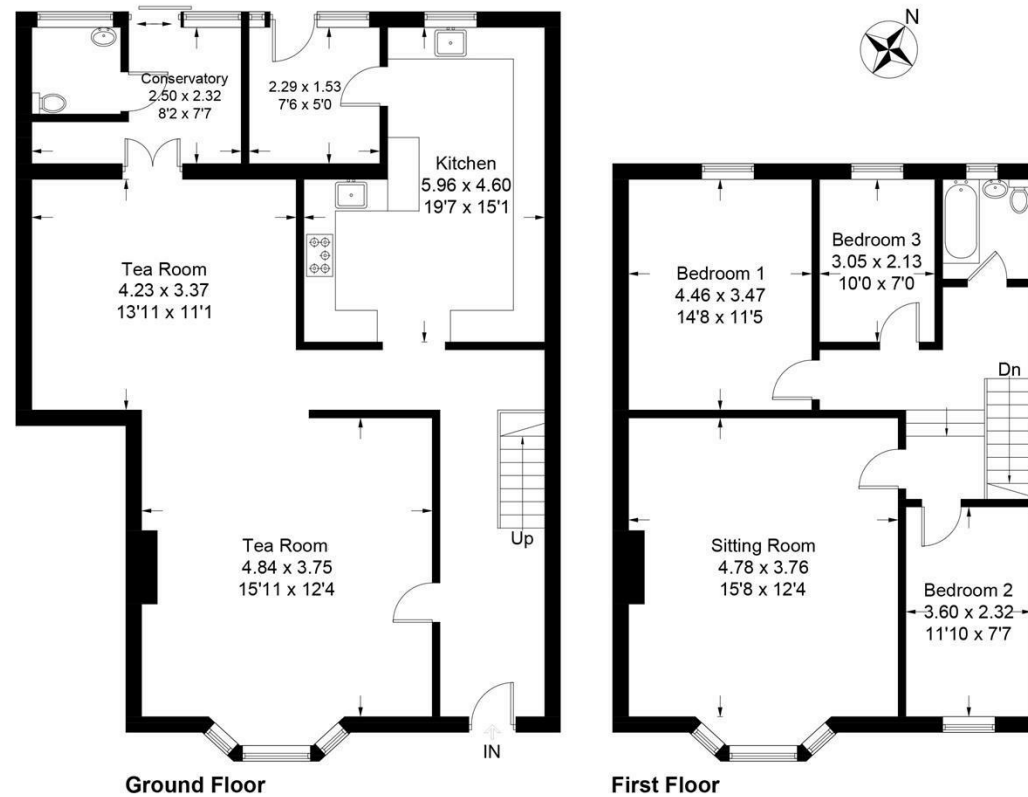


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13 Fore Street, Dulverton, Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174



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