



**Bickleigh Mill** Bickleigh, Tiverton, Devon EX16 8RG



### Location

Bickleigh Mill is situated in a picturesque location alongside the River Exe in the Exe Valley just 10 miles from Junction 28 of the M5 and 4 miles South of Tiverton. Tiverton mainline railway station connects to London Paddington and Penzance and the nearest international airport is just a short drive away in Exeter.

### The Opportunity

Bickleigh Mill enjoys strong trade throughout the year. The licensed restaurant has a cosy and homely feel, the loyal lunchtime customers enjoy the freshly prepared lunches, dinners, lite bites and fantastic coffees and teas. The retail area offers a wide range of gifts, accessories, homeware and childrens toys sourced locally and worldwide.

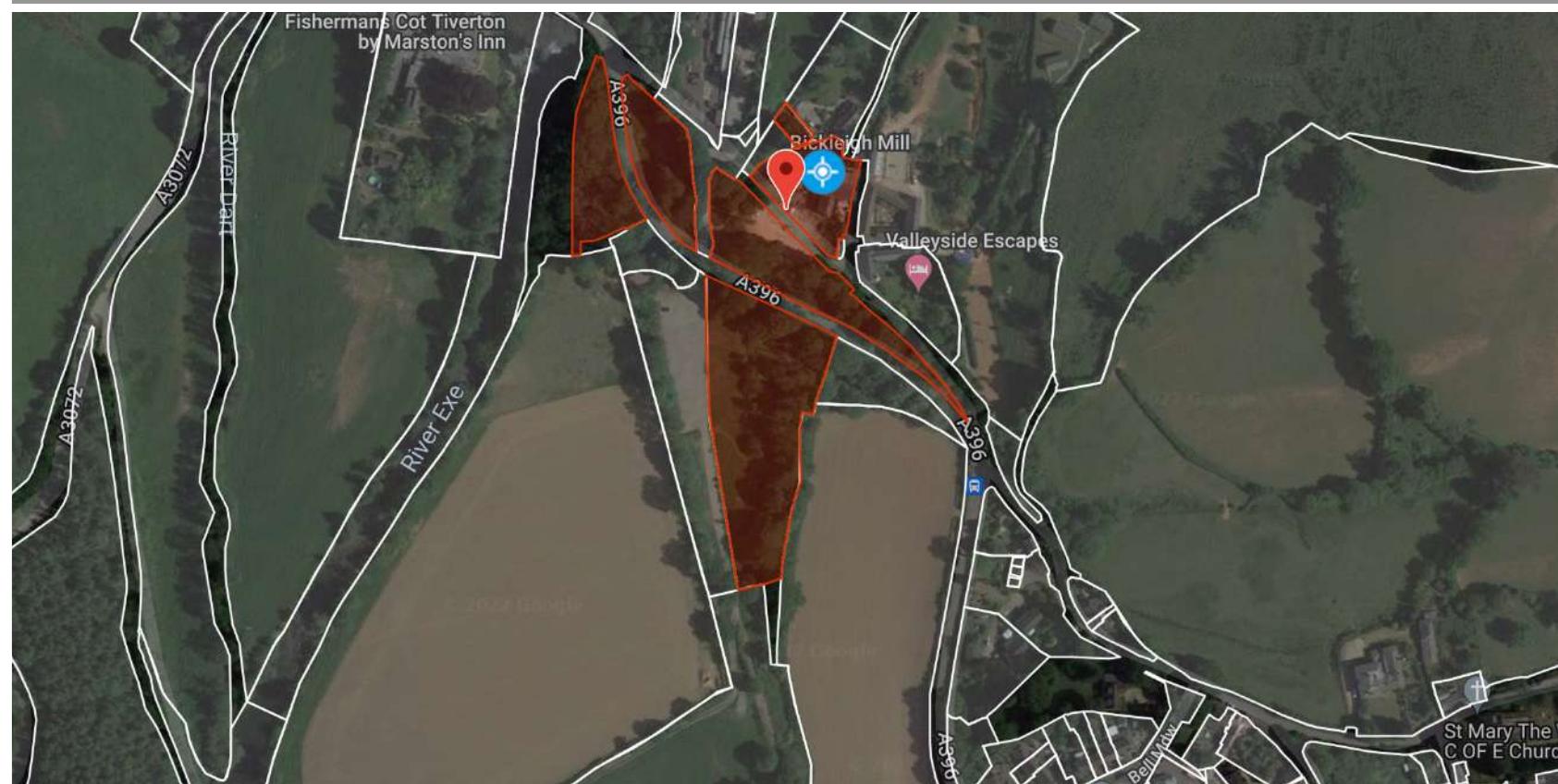
In the Old Corn Loft you will find the children's section plus jewellery and accessories, kitchen and homeware and other quality ranges. There is a superb opportunity to develop the business further using the untouched land surrounding The Mill. Subject to the necessary consents, The Mill would make a stunning outdoor wedding venue. The access to the River Exe which comes with the ownership of Bickleigh Mill can be utilised further for water sports such as kayaking and other outward-bound enthusiasts. There is a superb opportunity to develop the business further by offering evening dining and using the untouched land. Other uses for the land could include developing glamping facilities, crazy golf or several other leisure facilities all subject to planning consent.

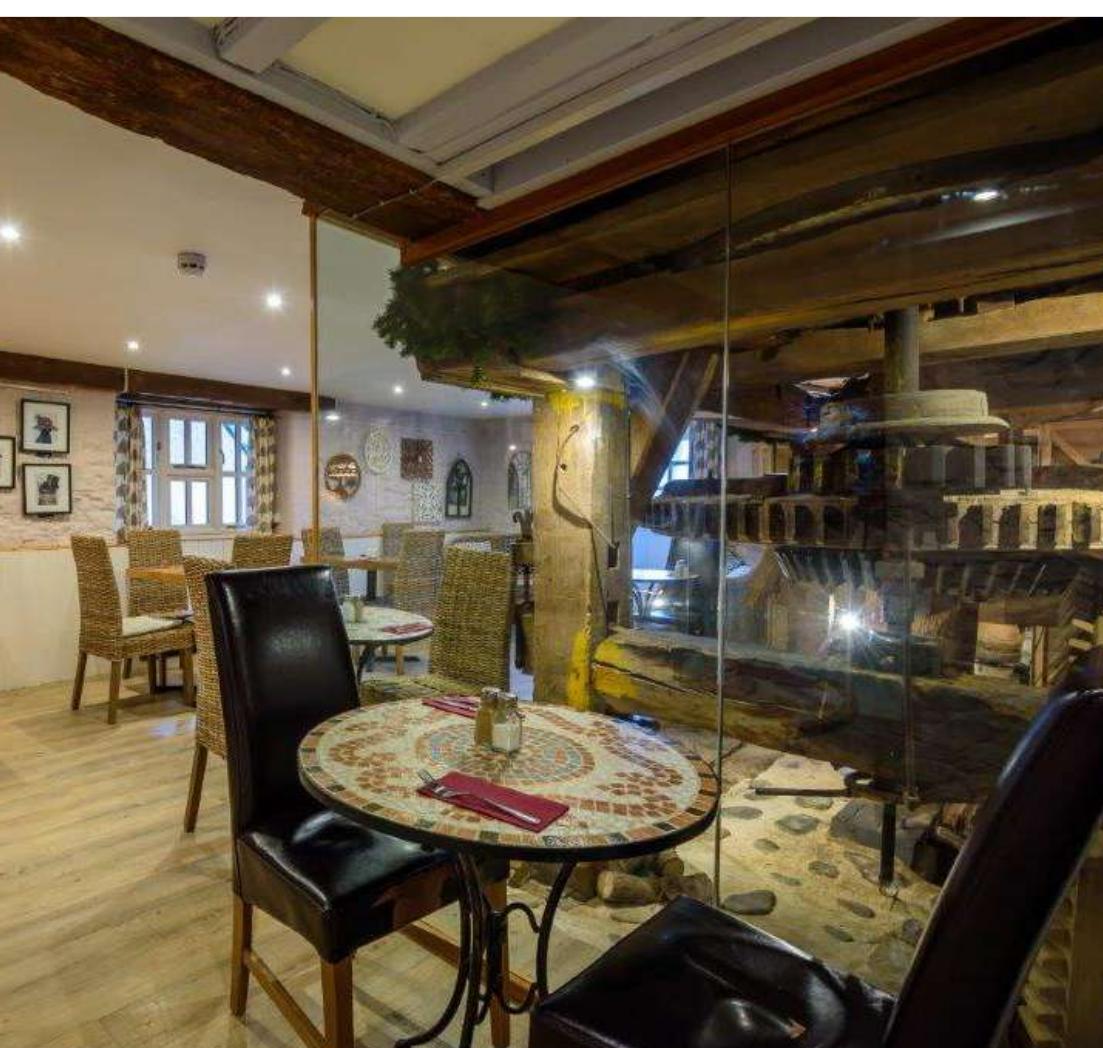
Please follow the link for the virtual tour - [www.youtube.com/watch?v=phLwhNQYEul](https://www.youtube.com/watch?v=phLwhNQYEul)

### The Property

The ground floor is divided into two main trading areas. The restaurant occupies most of the space within the Old Mill House and can cater for c. 80 - 90 covers. There is an outside terrace and covering with further seating for approximately 40 covers. The retail areas are located on the ground, first and second floors with fantastic historical features highlighted throughout.

Set in approximately 7 acres of land, Bickleigh Mill has a number attractive waterways and walks. There are also fishing ponds which could be used for trout or wild fishing.





- Beautiful 18th Century working Water Mill
- Set in c.7 acres
- Stunning River Exe Waterside Location
- 2 bed superb owners' accommodation
- Iconic Inn, Restaurant and Retail Property

#### Owners Accommodation

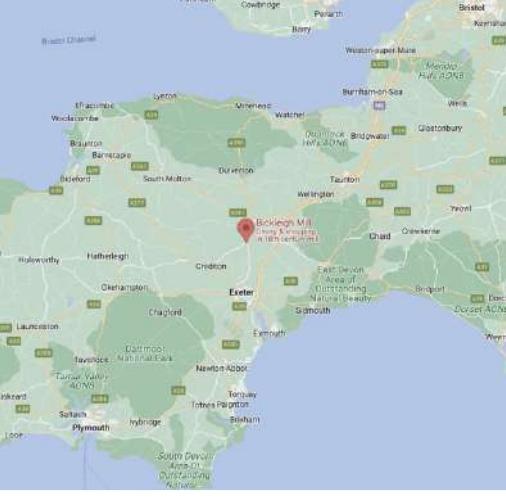
Located to the rear of the main building on the 2nd floor is a 2 bedroomed owners' apartment comprising kitchen, dining area, living space, bathroom and 2 double bedrooms, ideal for hands-on owners' or managers' accommodation.

#### Trading information

We have been provided with profit and loss accounts from 2021 to 2022. Full accounting information can be made available to seriously interested parties on request.

#### Staff

The current owners are fully involved in the day to day running of Bickleigh Mill. There is a full-time retail and restaurant manager and a complement of other full time and part time staff.



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