



REF: 754

Church House Inn
Churchstow, Kingsbridge, Devon
TQ7 3QW

£10,000

FEATURES

- Rent incentives for quality South Devon Pub with rooms
- Close to Salcombe with four quality en-suite letting rooms
- Current sales £10,000 net of VAT per week (unwarranted)
- Bar, restaurant and snug plus function room/conservatory
- Well-equipped commercial kitchen
- Private accommodation
- Gardens and car park
- Historic former Monks Lodgings

£10,000
is the reduced rent deposit.

**In addition, funds will be
needed for stock and
working capital.**

**Fixtures and Fittings
can be bought over
a period of time.**



LOCATION

Perfectly positioned in the picturesque village of Churchstow, this beautiful inn is ideally located just over 4 miles from Salcombe, 3 miles from Bantham and 2 miles from Kingsbridge - placing it at the very heart of the sought after South Hams region.

The Church House Inn is a 13th century pub, bursting with un-spoilt original charm and character with inglenook fireplace, log burners and beams, with legends of smuggling monks and tunnels down in the well in the main entrance, leading to the Church and beyond.

Built as a rest house for Benedictine Monks from Buckfast Abbey it has been a hostelry of one kind or another all of its life.

With its location on the A379 - a key route connecting Kingsbridge, Bantham and Salcombe - the pub is perfectly placed to capture both loyal locals and the steady flow of visitors exploring the South Hams.

THE BUSINESS PREMISES

The Church House Inn is a classic example of a warm and welcoming country pub that has evolved into a food-led destination. Offering stylish dining, a comfortable bar and quality accommodation, it's perfectly set up in one of Devon's most desirable areas.

This is a rare chance to take on a thriving, versatile business that combines excellent local trade with strong tourist appeal - from beachgoers and locals to holidaymakers exploring the stunning coastline and countryside.



Entrance Vestibule leading to:

Main Bar

A room full of character with exposed stone walls, beamed ceiling, part tiled/part exposed stone floor, two fireplaces with stunning wood/coal burning fires. A wonderful pub atmosphere.

Here there is seating for around 30 with eclectic style seating including fixed bench seating, church pews etc.



The Bar leads to:

Bar Seating Area

Seating around 10 with another stunning fireplace.

Snug seating for 12.

Main Restaurant/Dining Room

Which is adjacent to the bar and seats around 36. Another stunning inglenook fireplace houses a two-way solid fuel burning stove.

Bar Servery

Is fully fitted with a full range of equipment.

Ladies & Gents WCs

Function Room (Abbots Room)

Can be found via an impressive vestibule with its own well. There is room for around 40, has a solid wood floor and is ideal as an overflow restaurant or separate function room.



Commercial Kitchen

Is extremely well fitted with a full range of commercial kitchen equipment including a rational, pass through dishwasher and other professional equipment.

Cellar

Store Rooms

There are a number of store rooms on the ground floor which incorporate professional shelving, cold store unit and walk-in cold room.



LETTING ACCOMMODATION

Consists of 4 newly converted rooms located on the first floor with private access from the car park and guest garden.

With demand for accommodation in the South Hams region at an all-time high, these rooms provide a valuable additional income stream and strengthen the site's position as a true destination pub.

Room 1 - Salcombe

Located to the rear of the building overlooking the private guest garden with far reaching views towards Salcombe from the window seat. King size bed with compact but perfectly formed en-suite with rain fall dual head shower.

Room 2 - Bantham

Located to the front of the building with views across to the small village green and the church opposite from the window seat. King size vintage bed with compact but perfectly formed en-suite with rain fall dual head shower.

Room 3 - Hope Cove

Located to the front of the building with views across to the delightful picture post card thatched cottages opposite from the window seat. Our largest room with a super King bed or Twin beds, with the option of an additional Single bed &/or infant cot for triple booking. Large en-suite with rain fall dual head shower.

Room 4 - Dartmoor

Located to the front of the building, in the oldest part directly over the bar below. A Super King or Twin bedroom with window seats in both the bedroom and en-suite. The view from the en-suite looks out to the country lane opposite with glimpses of Dartmoor between the trees in the distance. Large en-suite with rain fall dual head shower.



PRIVATE ACCOMMODATION

The private accommodation comprises one bedroom, lounge, bathroom and kitchen - perfect for an on-site operator or management couple.

OUTSIDE

To the rear is a lovely:

Beer Garden

For around 60, plus three summerhouses. There is a separate large garage.

In addition, there is a pretty lawned area currently designated for residents only.

To the rear is a large car park for around 25.

THE PROPERTY

Is a Grade II listed, stone built building with a slate roof.

THE BUSINESS

Has been operated by the retiring couple after 9 happy years. The business is currently opening relatively limited hours of 5 days a week.

We are advised that current turnover is circa £500,000 p.a. net of VAT. We are unable to warrant these figures nor provide any trading accounts.

Rateable Value

Current rateable value (1 April 2023 to present) £16,300.

This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0555-0775-3160-8333-1705>



TENURE

The Church House Inn is available on the basis of a 5-year tenancy agreement with St Austell Brewery.

There will be a wet tie to St Austell Brewery.

Please enquire to the agent about annual rent.



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
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