



THE SHIP INN

Church Road, Cockwood, Exeter, EX6 8NU

FREEHOLD: £99,500 | REF: 3259166

KEY HIGHLIGHTS

- Closed site
- Significant redevelopment needed
- c.0.633 acres
- Parking
- External trading area
- Energy Rating C

LOCATION

The Ship Inn is located opposite the village green in the seaside village of Cockwood, a picturesque and historic village in Devon. Cockwood is known for its waterside setting and enjoys a community feel while remaining close to South Devon attractions such as Powderham Castle and Exmouth.

The property is ideally placed for access to the area's beaches, nature reserves, coastal walks and cycle trails. The wider coastline, including Dawlish Warren Beach and the Estuary paths are only a short distance away, providing plentiful leisure and outdoor recreation opportunities.

Cockwood also benefits from easy links to Dawlish, Teignmouth and Exeter, giving convenient access to transport routes along the South Devon coast.





DESCRIPTION

The Ship Inn is a historic 17th Century pub, built primarily using cob, a traditional West Country construction material made from earth, straw and natural aggregates. This construction style was widely used across Devon before 1800 and is characteristic of many older rural buildings in the region.

The pub had a roaring log fire for the winter months and the large beer garden gives views of the Estuary in the warmer months, popular with both locals and tourists, known for its good food and drinks selection.

In 2023 after some extreme weather conditions, the gable end of the building collapsed and it has been closed ever since.



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CONTACT

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CONTACT

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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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