



Bell Inn

*Parkham
Bideford
EX39 5PL*

Freehold: £795,000

Ref: 3451548

KEY HIGHLIGHTS

- Restaurant (70 Covers)
- Two letting rooms
- Owners accommodation
- 43 Solar panels
- 13th Century Village Inn with thatched roof
- Energy Rating C



LOCATION

The Bell Inn is situated in Parkham, a small, but growing and desirable, village towards the North coast of Devon, situated less than three miles from Peppercombe Beach. The village is seven miles from the picturesque harbour village of Clovelly and five miles from the town of Bideford.

DESCRIPTION

Set within the heart of the rural village of Parkham nestles the 13th Century Bell Inn. Originally a forge and two farm workers cottages the Inn is steeped in history. Behind the immaculate cream-painted frontage there is a wealth of old world charm, with oak beams, cob walls and log burners set within beautifully designed fireplaces, all under a traditional thatched roof.

INTERNAL DETAILS

The ground floor area boasts lots of character with fabulous brickwork on display and multiple fireplaces fitted with log burners, perfect for those winter nights. The bar area has been expertly designed to maximise the space and make things easier for the staff. A prime example of this was the works the owners carried out to move the cellar directly off from the bar rather than its previous location outside. There are approximately 70 covers internally and can all be fed from the well equipped kitchen. A part of these 70 covers is in a separate dining room, an area that can be used as a function room or for large parties. On the ground floor you will also find ladies, gentleman and accessible toilets.

To one side of the pub is a doorway which will lead you towards the accommodation, in this section, the ground floor offers a communal hall area with a vaulted ceiling, a sitting room for the owners, a kitchen/utility and stairs leading to the rooms.

The first floor of the Bell Inn is where you will find the three bedrooms, currently being split with one being used as owners accommodation and two letting rooms. Each room has a vaulted ceiling, windows to the front letting in lots of natural lights as well as an ensuite.

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 owners. The kitchen is fully equipped which is also owned outright and items are included in the sale price. The cellar dispensing equipment is largely provided by Carlsberg Marston, but some parts are owned by our clients, more information can be provided on this.

OWNER'S ACCOMMODATION

One bedroom is currently being used as owners accommodation, this room is well decorated with natural light coming in from the two dual aspect windows, there is an ensuite as well as bespoke floor to ceiling wardrobes. There is also a ground floor lounge and kitchen/laundry room.

LETTING ACCOMMODATION

There are currently two letting rooms, tastefully decorated, both with an ensuite.

EXTERNAL DETAILS

To the rear of the property is a car park, with capacity for approximately 10 vehicles as well as outdoor seating for 30 plus. There is an outbuilding used as a smoking shelter which also houses a pizza oven. Another original outbuilding houses the plant room/bottle store and a small garden shed.

OTHER PROPERTY

Next to the car park is an outbuilding, currently split into two parts, one half is a garage/workshop with a garage door for the entrance and to the other side of the building is a prep room with a walk in fridge and freezer, counter space and sink. The two sides of the building are split by a hallway, staff changing room, shower and WC.

STAFF

The current owners run the pub with a full team of staff including a head chef/kitchen manager and a front of house manager.

TRADING INFORMATION

Available on request.

TRADING HOURS

Monday - 09:00 to 14:30 & 17:30 to 23:00

Tuesday - Closed

Wednesday - 09:00 to 14:30 & 17:30 to 23:00

Thursday - 09:00 to 14:30 & 17:30 to 23:00

Friday - 09:00 to 14:30 & 17:30 to 23:00

Saturday - 09:00 to 14:30 & 17:30 to 23:00

Sunday - 12:00 to 16:00





THE OPPORTUNITY

The Bell Inn is currently operating as a village pub, serving the fresh food and drinks to the local community in a warm, welcoming environment. To the rear is a beer garden, perfect to capture the sun in those warmer summer months. The current food menu is made up of fresh food, a popular slogan of "We don't do fast food we cook fresh local food as fast as we can" is great for grabbing peoples attention, on top of this is a more than reasonably sized vegetarian menu that has been commended by customers. The Bell Inn is well supported by locals, especially with the nearby clubs and sports teams.

There is an opportunity to grow the B&B side of the business to bring in more revenue. With the pub situated near the fantastic coastline, beaches and country walks, it could become a popular stop over for people looking to make the most of their time in North Devon.





Parkham, Bideford, EX39

Approximate Area = 3267 sq ft / 303.5 sq m (excludes void)

Garage = 322 sq ft / 29.9 sq m

Limited Use Area(s) = 111 sq ft / 10.3 sq m

Outbuildings = 688 sq ft / 63.9 sq m

Total = 4388 sq ft / 407.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1175837



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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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