



Castle Inn

*George Nympton
South Molton
EX36 4JE*

Freehold: £525,000

Ref: 3451563

KEY HIGHLIGHTS

- Trading information available on request
- Wage Costs c. 10%
- 3 en suite B&B Rooms
- 2 Bed Owners Accommodation
- Presented to a High Quality
- Energy Rating D



LOCATION

George Nympton, also known as Nymet St George, is a charming village and civil parish located in North Devon, England and it offers a peaceful rural lifestyle. The village is surrounded by picturesque countryside and is home to several historic buildings, including the Grade II* Listed St George's Church. George Nympton boasts a strong sense of community and its proximity to South Molton provides convenient access to local amenities while maintaining a tranquil atmosphere.

DESCRIPTION

The Castle Inn is a charming establishment located in South Molton, Devon. This inn offers a cosy atmosphere with a variety of amenities, including a garden, private parking and a restaurant with bar area. Three lettings rooms are each equipped with a wardrobe, flat-screen TV and ensuite. There is also the added benefit of a three bedroom owners accommodation.

The Castle Inn is conveniently situated near local attractions like Lundy Island and Royal North Devon Golf Club, making it an ideal spot for both relaxation and exploration. The business has good local trade whilst also attracting visitors from surrounding towns.

INTERNAL DETAILS

Upon entering The Castle Inn, you'll be captivated by its impeccable condition and tasteful décor. To the left, you'll find a welcoming dining area, while the bar area is situated to the right, with an additional sitting area nestled behind. The property boasts high ceilings and large windows, flooding the space with natural light. The ground floor features a commercial kitchen, utility area, store room, toilet facilities, and a cellar, with convenient access to the garden and first floor accommodation.

A stunning staircase leads to the letting rooms and owner's quarters. There are three beautifully appointed letting rooms, each with an ensuite bathroom, and two of these rooms benefit from dual aspect windows, enhancing the light and airy feel.

The owner's accommodation includes an open-plan kitchen and sitting area, along with two bedrooms, each featuring an ensuite bathroom.

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.

OWNER'S ACCOMMODATION

The owner's accommodation includes an open-plan kitchen and sitting area, along with two bedrooms (4 and 5 on the floorplan), each featuring an ensuite bathroom.

LETTING ACCOMMODATION

There are three ensuite letting rooms at The Castle Inn, all featuring double beds.

OTHER PROPERTY

To the side of the property is a set of outbuildings, formally the skittles alley. Currently used predominately for storage, this area can be regenerated to help business growth.

TRADING INFORMATION

Trading information available on request.

TRADING HOURS

Monday: Closed

Tuesday: Closed

Wednesday: 17:30 - 22:00 (Bar Only)

Thursday: 09:30 - 15:00 / 17:30 - 22:30

Friday: 09:30 - 15:00 / 17:30 - 22:30

Saturday: 09:30 - 15:00 / 17:30 - 22:30

Sunday: 12:00 - 21:00



EXTERNAL DETAILS

There is parking to both the front and rear of the property for approximately 12 spaces, and the same can be said for external seating, with a small area at the front of the pub and a larger seating area to the rear.





THE OPPORTUNITY

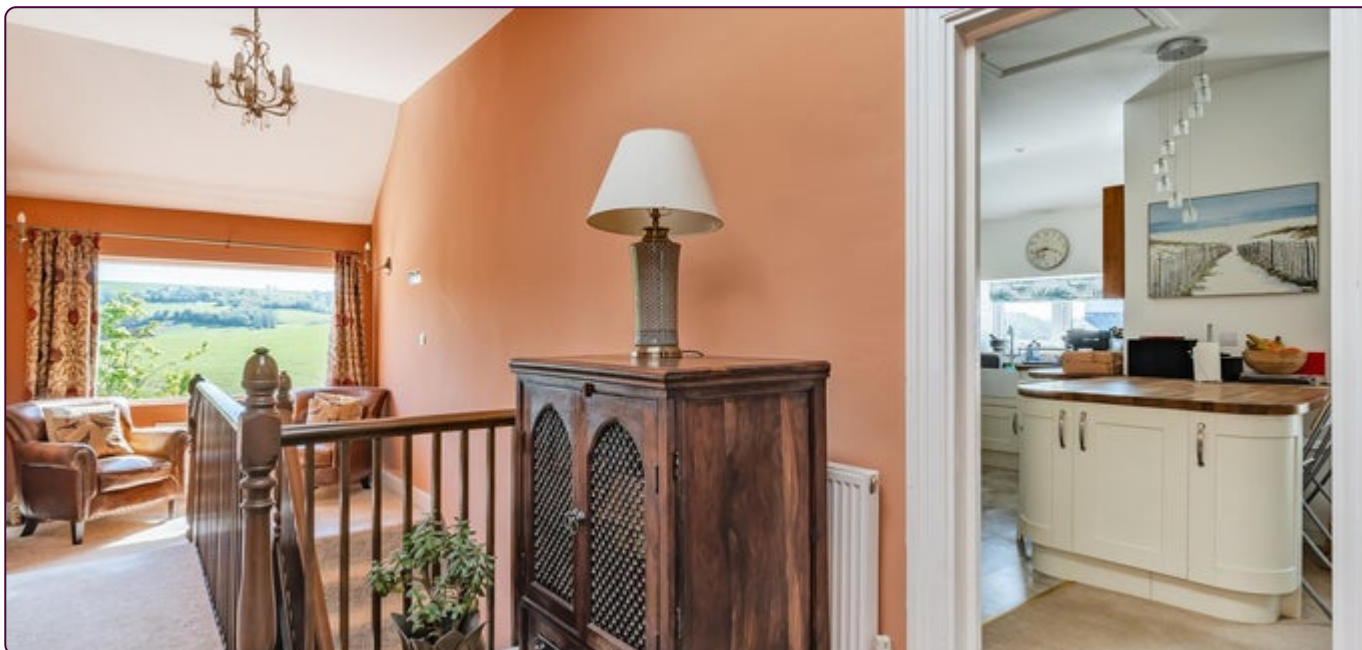
With a strong focus on food, The Castle Inn enjoys a strong net profit and already enjoys excellent online reviews. The potential to expand the B&B side of the business offers additional growth prospects as well as extending the opening hours. Nestled in a picturesque setting, the property also includes comfortable owners' accommodation, making it an ideal choice for those looking to combine a profitable venture with a beautiful lifestyle.

TENURE

The property is being sold Freehold.

BUSINESS RATES

The current rateable value is £8,700, however various government grants may apply.







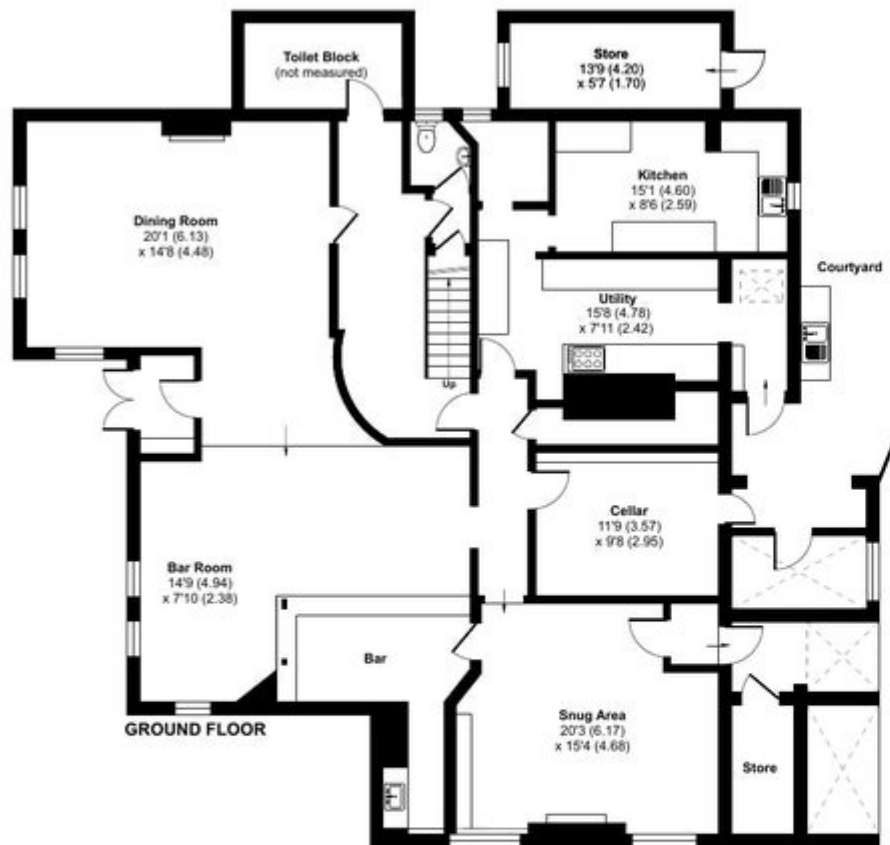
George Nympton, South Molton, EX36

Approximate Area = 3531 sq ft / 328 sq m (excludes store & toilet block)

Outbuildings = 804 sq ft / 74.6 sq m

Total = 4335 sq ft / 402.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1283469



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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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