LAMB INN

The Square, Sandford, Crediton, Devon, EX17 4LW

FREEHOLD: £550,000 | REF: 3451584

KEY HIGHLIGHTS

- Grade II Listed pub
- Two bar areas and large function room
- 7 attractive letting rooms
- Delightful beer garden with sundeck
- Turnover £323,000 y/e March 2025
- Energy Rating: B

LOCATION

Nestled amidst the rolling hills and picturesque landscapes of Devon, the Lamb Inn stands as a testament to the region's rich history. Dating back to the 16th century, this former coaching inn exudes character and charm, seamlessly blending tradition with modern comforts. Sandford, with its thatched-roof cottages and cobblestone streets, transports visitors to a bygone era.

Just a stone's throw away lies the bustling market town of Crediton full of vibrant markets, artisanal shops, and centuries-old architecture creating a draw for visitors to the area throughout the year.

DESCRIPTION

The property is an attractive two storey building with an historic façade, adorned with red sandstone drawing in customers as they stroll past.

The inside has a cosy and traditional feel creating an intimate ambience with low beamed ceilings, wood panelled walls and snug corners. To the rear is a courtyard garden where guests can sit and relax in the sunshine.

INTERNAL DETAILS

The property has seen continual improvement over the last few years, but has retained all of its original charm and 16th Century character. There are c.60 internal covers across the bar area and function room, as well as a well equipped commercial kitchen behind the bar area.

The property also has seven well appointed letting rooms across the first floor, meaning there is a steady flow of B&B guests at the property many of which stay for meals and drinks in the evening. The seventh room, also known as the garden suite has historically been used for owners accommodation.

FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are owned outright and will be included (inventory provided once a deal is agreed).

BUSINESS RATES

Current rateable value (1 April 2026 to present) £20,000.

LETTING ACCOMMODATION

There are seven spacious and luxurious rooms at the property with king size orthopaedic beds, underfloor heating and appealing ensuite bathrooms. The rooms are typically priced at £105 a night and benefit from high occupancy rates throughout the year.

EXTERNAL DETAILS

An attractive courtyard garden with a cobbled floor and seating for c.30. There is a separate covered sundeck overlooking the courtyard and a further grassed area, ideal for children, at the top of the garden.

THE OPPORTUNITY

Trading as a country pub with rooms, the Lamb Inn consistently offers a quality level of service and high standards of food and accommodation to retain its continuing popularity.

The business' reputation has been built steadily over the years, backed up by an excellent team of staff that could smoothly transfer to a new owner. A new operator would immediately benefit from the pubs excellent reputation and steady stream of clientele.

STAFF

Some staff will need to be transferred under TUPE. A list of staff will be made available to seriously interested parties.

TRADING INFORMATION

Net turnover to March 2025 was £323,000. More detailed account information can be provided to seriously interested parties.

TRADING HOURS

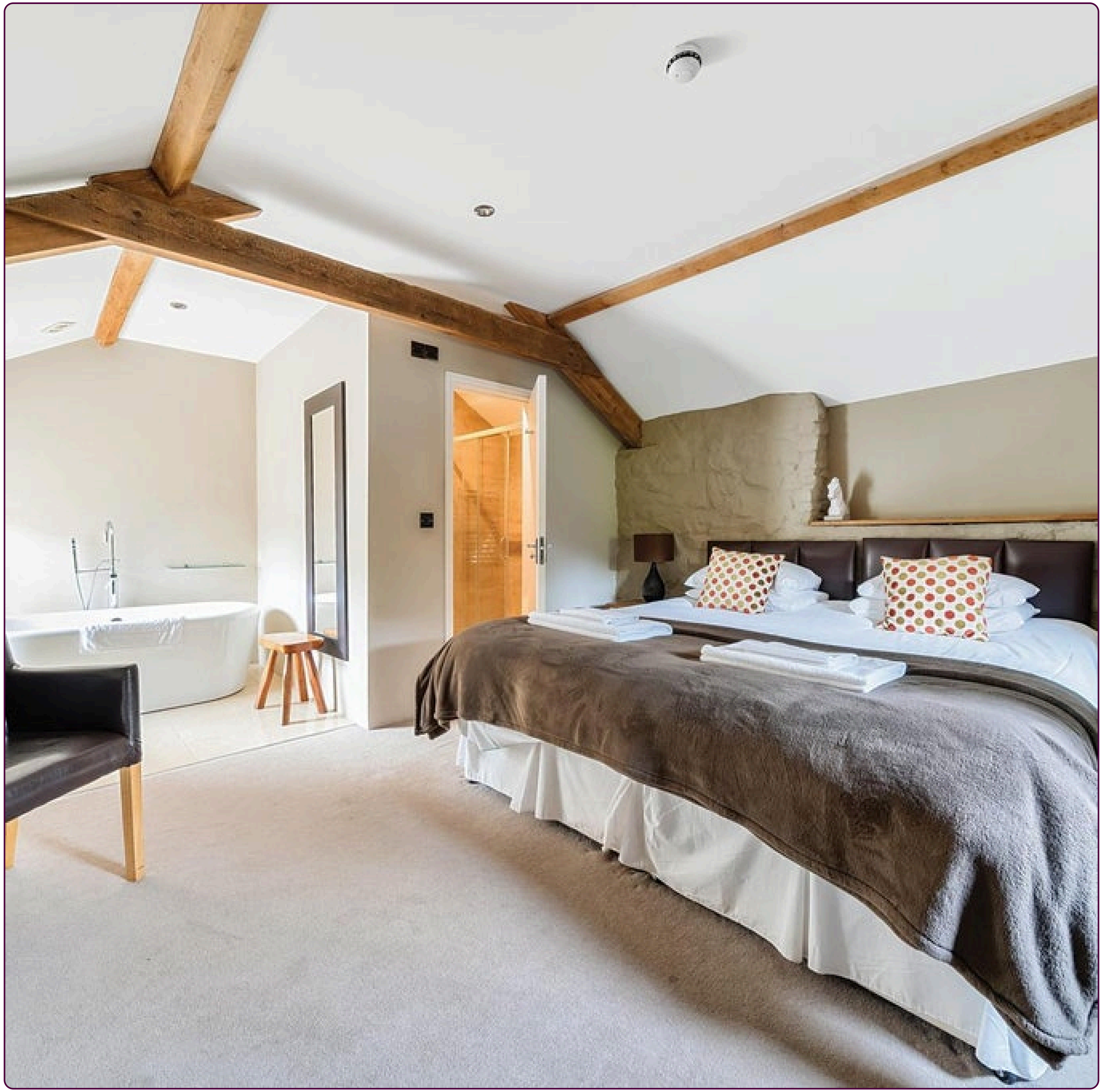
The business trades seven days per week.

TENURE

Freehold.

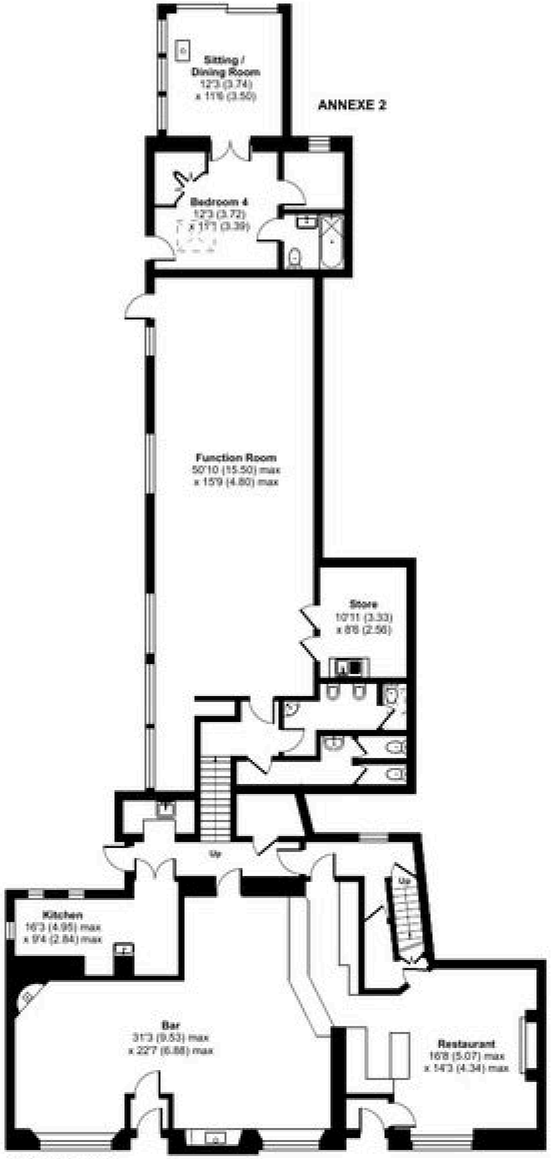
REGULATORY

Premises Licence.

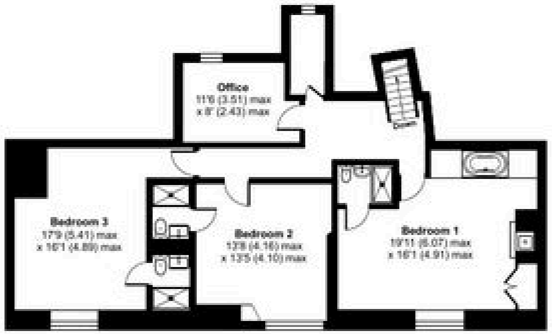


Sandford, Crediton, EX17

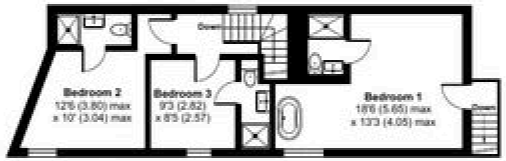
Approximate Area = 2944 sq ft / 273.4 sq m
Annexe 1 = 1813 sq ft / 168.4 sq m
Annexe 2 = 65 sq ft / 6 sq m
Total = 4822 sq ft / 447.8 sq m
For identification only - Not to scale



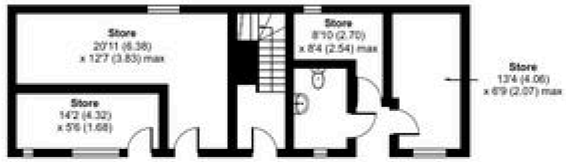
GROUND FLOOR



FIRST FLOOR



ANNEXE 1:FIRST FLOOR



ANNEXEX 1:GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

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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