

Red Lion Inn

Ref No: 4327

Tedburn St. Mary, Nr. Exeter, Devon, EX6 6EQ



Closed Public House with Development Potential STP

Situated in a Desirable Area Only 3 Miles from Dartmoor National Park and Just off the A30

Substantial Property and Car Park in Sizeable Plot

2 Rapid Charge Electric Vehicle Charging Bays

Positive 'Pre App' Regarding Alternative Use (Full Planning Required)

£425,000 Freehold

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LOCATION

The Red Lion is situated in the centre of the popular and much sought-after village of Tedburn St Mary, which offers an excellent range of local facilities. Access to the A30 dual carriageway is within a mile and links Cornwall in the west and Exeter and the M5 motorway in the east. The village has a population of approximately 1,500 and lies in attractive countryside within 3 miles of the Dartmoor National Park and just 7 miles from the Cathedral City and County Town of Exeter with its intercity rail links to London and its international airport.

DESCRIPTION

The Red Lion Inn is a substantial and well-presented character village freehouse which has been refurbished over recent years, retaining many original period features. The majority of the property was rebuilt following a fire in 1969 and this deceptively spacious detached 2 storey property occupies a prominent and visible trading position in the centre of the village.

The accommodation briefly comprises:-

GROUND FLOOR

Entrance door to front into:-

ENTRANCE PORCH

MAIN BAR

An attractive open plan character trade area which has been totally refurbished with new flooring, heavily beamed ceilings, part wood panelled walls and feature brick fireplace with inset woodburning stove.

LADIES & GENTS CLOAKROOM

MAIN DINING ROOM

An attractive, traditionally decorated room with carpeted flooring, exposed ceiling timbers, corner **SERVERY** with thatched canopy over. French doors to outside garden.

COMMERCIAL KITCHEN

WASH UP AREA

SERVICE AREA

With various commercial fridges and freezers.

BEER CELLAR

Temperature controlled on the ground floor. Through into:-

BOTTLE STORE AND WINE & SPIRIT STORE

FIRST FLOOR OWNERS' ACCOMMODATION

On the first floor is the spacious and well-appointed private owner's accommodation which briefly comprises:-

LOUNGE

With aspect to the front.

BEDROOM 1

A double room with aspect to front. En-suite shower room.

BEDROOM 2

A double room with aspect to front.

BEDROOM 3

A double room with aspect to the front.

BEDROOM 4

A double room with aspect to front.

KITCHEN

With fitted domestic units and aspect to the front.

SHOWER ROOM AND SEPARATE WC

OUTSIDE

To the front of the pub is a **FORE COURT AREA** currently used as a trade terrace and seating area with wooden bench seating for approximately 40 customers and a **COVERED SMOKING SHELTER**. To the side of the pub is a large tarmac **CAR PARK** with marked spaces for 23 vehicles.

To the rear of the car park is a large **WOODEN STORAGE BARN** which is arranged as a double garage and store room. Adjacent to this is an enclosed:-

ATTRACTIVE RAISED PRIVATE TERRACE

This was previously used as an outside trading area for the pub.

ELECTRIC VEHICLE CHARGING BAYS

2 x Swarco E.Connect rapid charge points for 2 vehicles. 20-30-minute recharge time. Leased to Swarco at a rental of £1,250 per annum.

RATEABLE VALUE

2017 List: £19,450. 2023 List: £9,000. For information, we advise you to contact the Local Billing Authority.

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SERVICES

We have been advised by our client that mains drainage, water and electric are connected to the subject property and LPG is used for cooking and heating.

EPC RATING C



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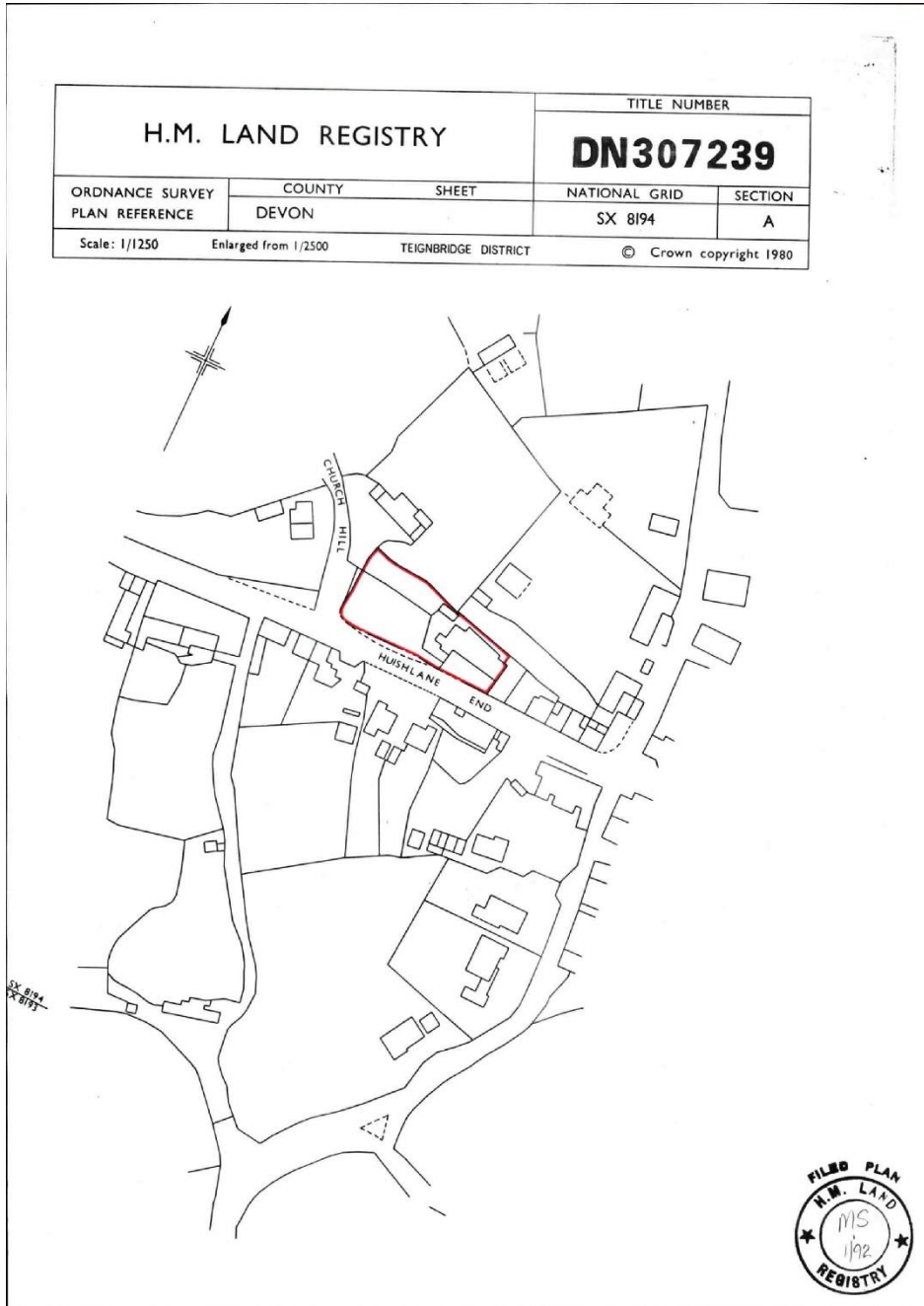
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