



Globe Inn, Beaford, Winkleigh, EX19 8LR

Guide Price £395,000

HELMORES
SINCE 1699

Globe Inn

Beaford, Winkleigh

- Profitable Grade II Listed Pub & Inn
- Pretty Devon village location
- Nearly 3,000sqft of accommodation (plus cellar & loft)
- Bar, lounge & dining area, plus function / games room
- Four en-suite double bedrooms & a family room / office
- Beer garden & off-road parking for 6-8 cars
- Being sold with no onward chain
- Multiple award wins in the last 5 years



HELMORES
SINCE 1699



Welcome to The Globe Inn, Beaford – the quintessential English village pub! This Grade II listed pub and inn offers a profitable business opportunity in a charming Devon village location. With nearly 3,000sqft of accommodation (plus the cellar and loft which offer scope to expand further) including a bar, lounge, dining area & a function/games room, plus a sizeable kitchen, this property offers a fantastic opportunity to develop the business further. Upstairs, there are four en-suite double bedrooms and a family room/office. A wealth of original features are on show, such as the open-fire, exposed beams and stone walls.

The property also benefits from a spacious beer garden, including a covered stone chipped area with wood-burning stove and off-road parking for 6-8 cars.



HELMORES
SINCE 1699

The current owners renovated the pub & accommodation in 2018 and it sees regulars to the bar for an ale & bite to eat, with numerous returning guests to the B&B too.

Don't miss your chance to own a profitable and historic pub in a beautiful Devon village location. Contact Helmores Estate Agents to arrange a viewing today!

Please see the floorplan for room sizes.

Utilities: Mains electric, water, telephone & broadband, plus modern oil-tank

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: Grade II Listed

Tenure: Freehold

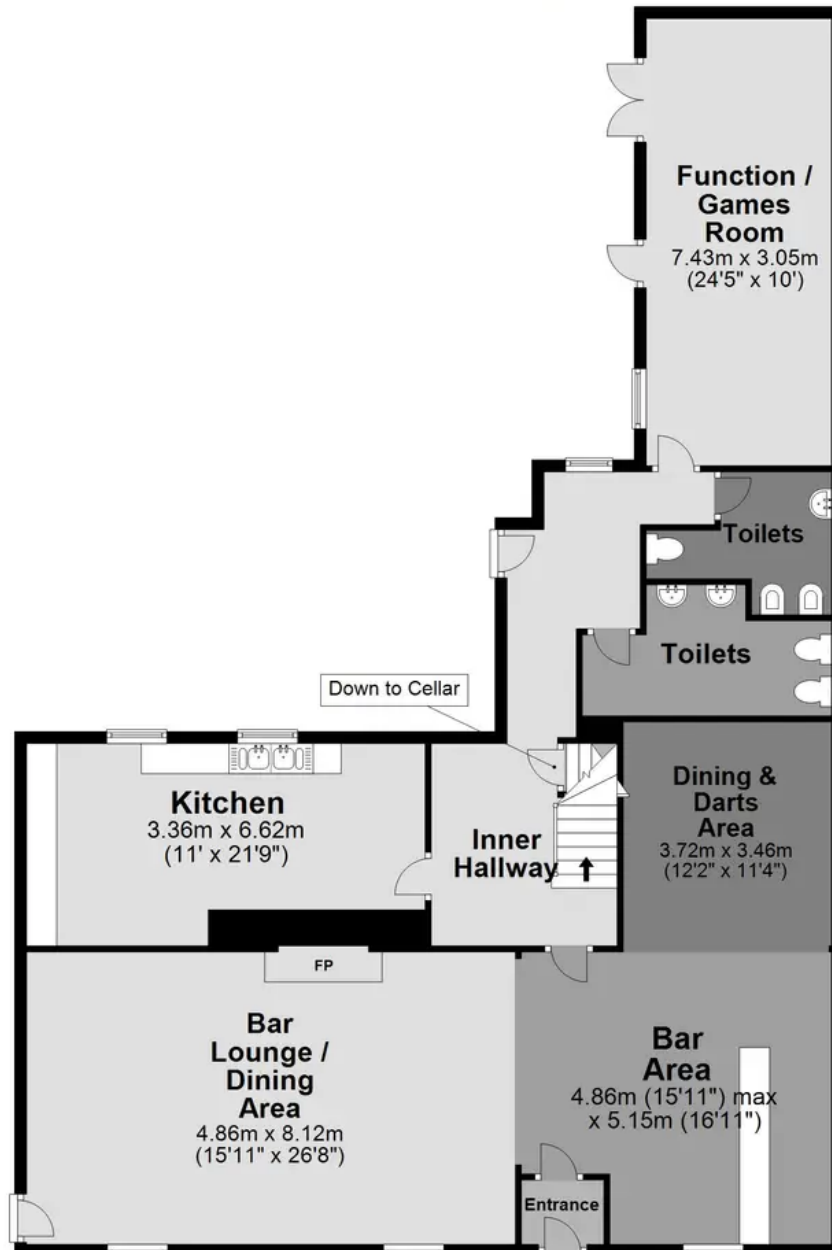
VILLAGE: Beaford is a picturesque village set in the heart of the Devon countryside. The village is surrounded by rolling hills, and its narrow lanes are lined with thatched cottages and traditional Devon longhouses. There is a real sense of community in Beaford, with a village hall, primary school, and a range of social events throughout the year hosted at The Globe Inn. The larger village of Winkleigh & the town of Great Torrington can be reached by car in 10 minutes, with North Devon beaches around 30 minutes' drive.

What3Words: ///polished.trendy.renovated

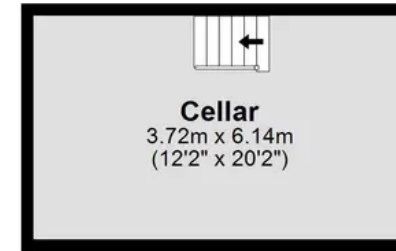
DIRECTIONS: For Sat-Nav use EX19 8LR, The Globe Inn is found in the centre of the village.



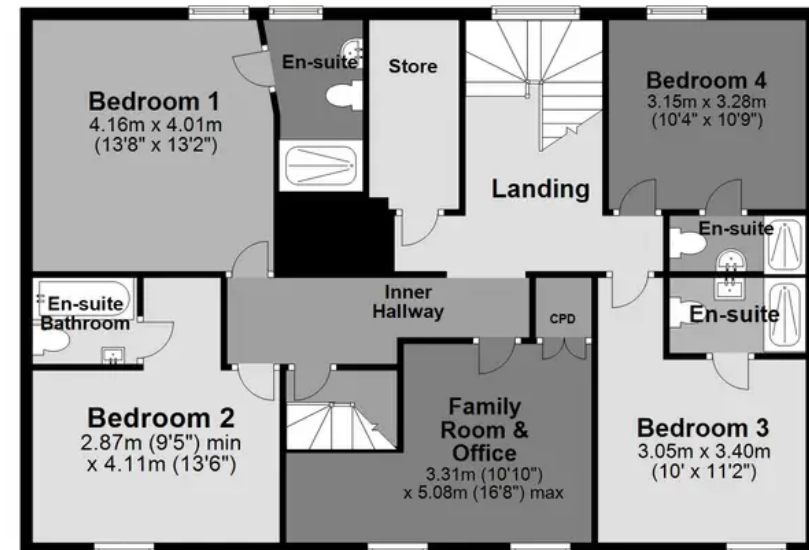
Ground Floor
Approx. 157.9 sq. metres (1700.0 sq. feet)



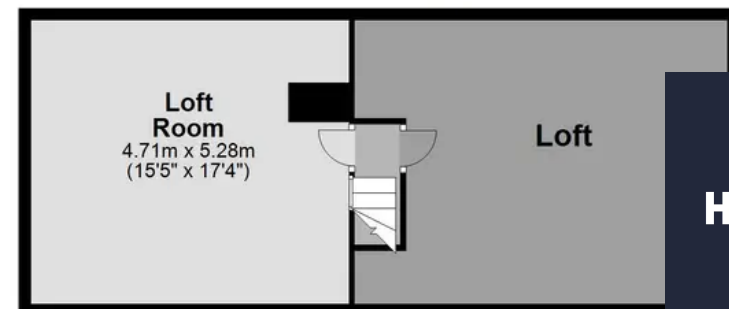
Basement
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 119.3 sq. metres (1284.5 sq. feet)



Second Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 277.3 sq. metres (2984.5 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.