



## White Hart Hotel, Bow, EX17 6EN

Starting Price **£315,000**

# White Hart Hotel

Bow, Crediton

- Freehold 16th Century pub
- 2 holiday lets
- Large beer garden
- 4 bedrooms
- Private lounge & kitchen
- Professional kitchen
- Car parking
- Village location
- Pool room

\*For sale via secure sale online bidding; terms and conditions apply\*

This property has been entered into an online auction ending 10th December 2024 at 1 pm.

We are pleased to offer to auction The White Hart that has been in the heart of Bow for over 400 years, now the only remaining public house in the village the current publicans are retiring and offering the property for sale. The pub currently hosts popular quiz nights, has 2 pool teams and is the meeting place for the local football team & golf society. Extra income is gained from the two popular holiday cottages.

The 2 holiday cottages were converted from the original skittle alley and now provide well booked holiday lets currently advertised on Airbnb.

The property is Grade II Listed and has the advantage of no business rates due to being the only public house in the village.





Please see the floorplan for room sizes.

Agents Note: There is an interested party looking to lease the pub should the new owners not want to run the business themselves.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 - £1826.07 (for the living accommodation)

Utilities: Mains electric, private water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating & woodburning stove

Listed: Grade II

Conservation Area: No

Tenure: Freehold



**BOW** is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means *Sacred Grove* in Celtic and to the west of Bow is a 3rd millennium BC woodhenge, once a place of spiritual significance for Pagan worshippers in the area. Modern Bow is a peaceful, family-friendly village with a rustic country pub, modern doctors surgery, a popular primary school, Cooperative mini supermarket with the fantastic Bow garden centre & café just beyond.

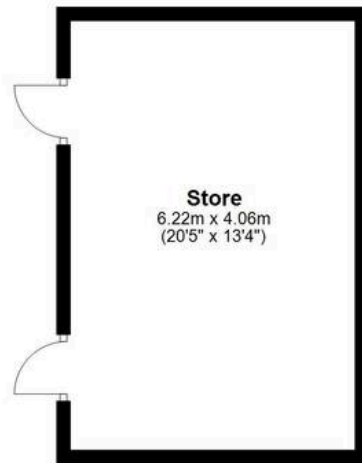
**DIRECTIONS :** From Crediton take the A377 in a westerly direction, at the village of Coplestone, take left turn onto the A3072, Bow will be the first village you come to and the pub can be found on the right hand side of the main street.

What3Words: ///clarifies.noises.internet



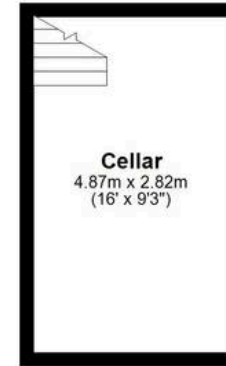
### Ground Floor

Approx. 140.2 sq. metres (1509.2 sq. feet)



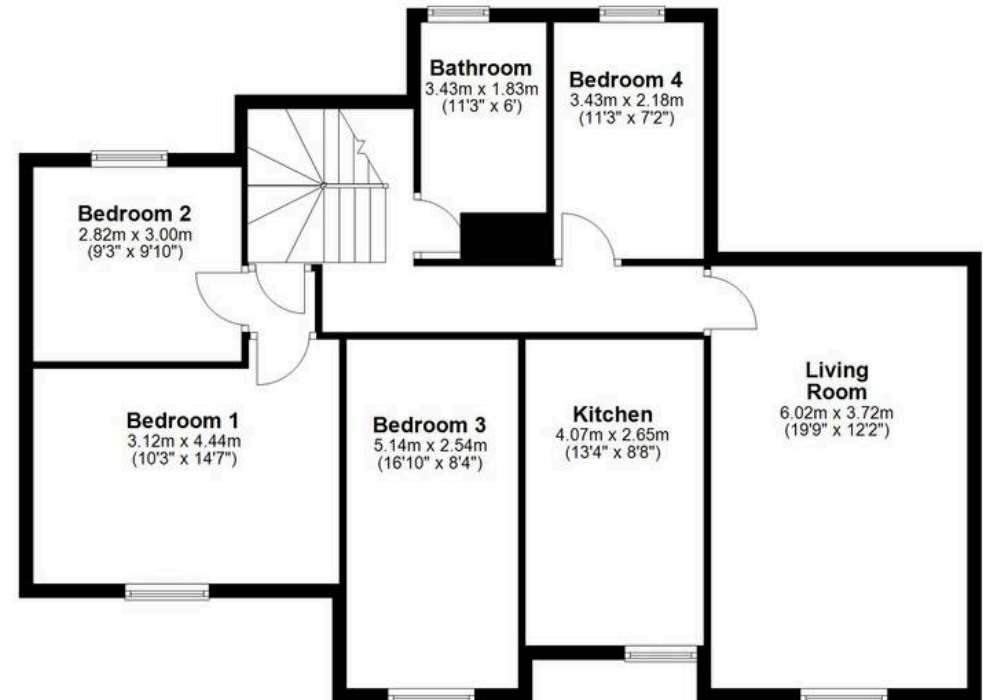
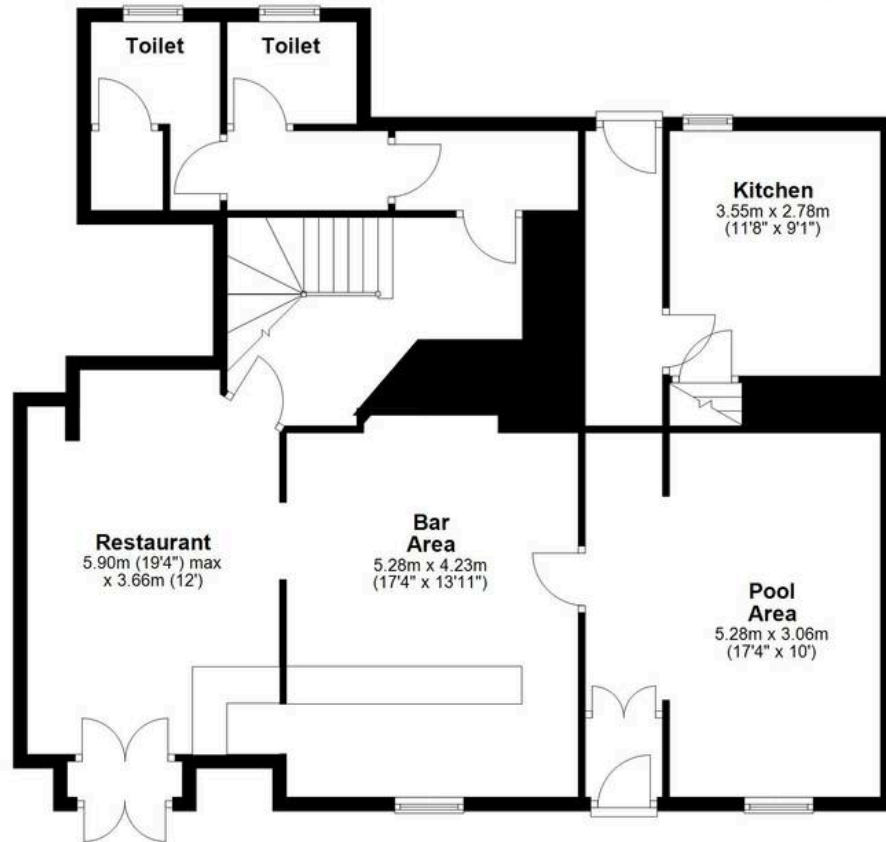
### Basement

Approx. 13.7 sq. metres (147.7 sq. feet)



### First Floor

Approx. 98.2 sq. metres (1057.3 sq. feet)



Total area: approx. 252.2 sq. metres (2714.2 sq. feet)



## Helmores

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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.