

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Guide Price **£525,000**

Kings Arms Inn, Fore Street, Winkleigh, Devon, EX19 8HQ

Summary

- Charming rural Devon Inn in popular village
- Character filled public bar and breakout dining areas
- Established and profitable business
- Large owner accommodation
- Patio beer garden
- Active community support
- Strong trade base and complete renovation under current ownership
- Chocolate box Inn
- 332 sq m building footprint

Location:

The village of Winkleigh, with a population of approximately 1300, is situated within the Torridge area of Devon and has often been reported as one of the best places to raise a family in the UK. There is a real sense of community with a local butchers, two pubs, primary school, post office and store, village hall, garage, sports centre and a number of well-known business that trade in and around the village.

Winkleigh is approximately 9½ miles (15 kilometres) North East of Okehampton, 20 miles (32 kilometres) South of Barnstaple and 14 miles (22.5 kilometres) North West of Crediton. The Kings Arms is situated In the centre of the village on The Square.

Description:

An attractive traditional public house where charm abounds. Dating from the 18th century (possibly earlier) and Grade II Listed, the building has been subject to considerable improvement under the current owners, who have also re-established a well-regarded business with a busy bar trade, good reputation for food, and home to many events that supports village life.

Predominately of cob construction under a thatched roof (renewed in 2018) the trading floor provides for a mix of lively public bar and break out dining areas suitable for private dining and romantic meals. On the first floor there is a 4 bedroom flat, which may provide for two independent flats (subject to planning) suiting extended family use as required. In addition, there is a useful trade garden adjacent to the village square.

Accommodation:

The property is approached from the front via a thatched porch to entrance lobby leading to the main bar with attractive wooden bar servery and side entrance door to the beer terrace. Bench seating (10), slate style flooring and Inglenook fireplace with inset multi fuel burner. Bar dining areas with space for a further 16 covers and additional hearth with log burner and wooden wall panels and tiled flooring. Ladies and Gents WC's. 'Kitchen' dining area with a further 14 covers, log burner and exposed stone walls and exposed well. The Captain's Table with a further 8 covers. The Ward Room for private dining for up to an additional 16 covers. Second set of customer toilets.

Back of house:

Commercial kitchen with extraction (not tested), non-slip flooring and stainless steel wall covering. Washroom and prep. Ground level beer cellar. Rear storage yard and delivery access.

External area:

Enclosed patio terrace with space for 3 benches. Private patio. Storage yard.

Background:

Our clients took over ownership in 2018 and have undertaken a root and branch refurbishment of the premises, always with an eye to celebrating the character and charm of the original building. Trade has built steadily, and the Kings Arms is once again where it should be, supported and enjoyed by the local community and surrounding villages. Sales are split roughly two thirds bar and one third food and trading accounts will be available to applicants after a viewing and agreement to non disclosure.

Opportunity:

The venue is presented in very good condition and there is now a firm base, and goodwill to further promote the food trade and look to utilise the additional accommodation for income (STP) or for extended family occupation. Winkleigh is an active village, and the Kings Arms will suit those looking to be involved in a local community. Whilst our clients can cover the key front of house and management roles, they have a strong team in situ.

Services:

We understand that mains electricity water and drainage are connected to the property, cooking by way of bottled gas and heating by way of oil fired heating. These services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Planning:

Sui Generis for pub use. Grade II and within the conservation area.

Business rates:

The rateable value effective 1st April 2019 is listed at £10,300 on the valuation office website. This qualifies for small business rates relief, subject to a new owners circumstances. Council Tax Band A.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available freehold as a sale of the going concern to include the trade inventory and goodwill. TUPE will apply. Guide price £525,000. Stock In addition at valuation.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property is opted to tax and VAT will be a payable in addition on 90% of the purchase price.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.





1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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