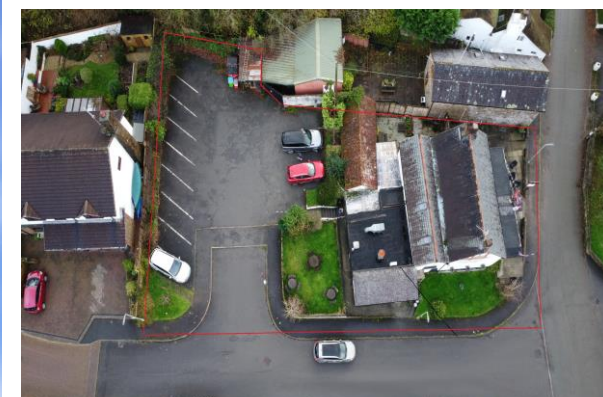




The Cyder Presse Public House
Weare Giffard, Bideford, Devon EX39 4QR

Price: £399,950

In the charming village of Weare Giffard, this freehold public house presents a unique opportunity for those seeking a profitable business venture (the only pub in the village) combined with comfortable living arrangements. The property boasts a prime location in the heart of the countryside, making it an attractive destination for both locals and visitors alike.

Above the pub, you will find well-appointed owners or staff accommodation featuring two spacious bedrooms, each with its own en-suite bathroom, and a large vaulted living room and open plan kitchen. This arrangement not only provides convenience but also ensures privacy for those managing the establishment. The property is in excellent condition, both inside and out, with a delightful garden and front courtyard areas that enhance the overall appeal. Large car park to the rear.

For prospective buyers, there is the option to purchase the property (5 star Google rated) with or without the current tenants, who are generating an annual rental income of £20,000. This flexibility allows for a seamless transition into ownership, whether you wish to continue the current operation or explore your own vision for the space.

This property is ideal for a couple looking to run a successful business while enjoying the benefits of living on-site. With its picturesque setting and well-maintained facilities, this public house offers a wonderful lifestyle opportunity in a tranquil village environment.



For Sale by Private Treaty Subject to Contract

- **Central village trading location**
- **Village population of around 300 plus passing trade**
- **Supported by local darts, skittles team, book club and quiz teams**
- **Recently refurbished bar area**
- **Tastefully decorated and well presented throughout with wood burner and wall mounted tv for sporting events**
- **Thriving evening and weekend food trade supported by 5 star Google reviews**

The Stock

Any current stock to be purchased at valuation on completion.

The Inventory

The property is sold with an inventory of trade fixtures, fittings, and equipment.

Outside

The Cyder Presse is sited on a corner plot fronting onto the lane, which runs through the village, with a beer garden courtyard to the front and side and further gardens laid to grass extending to the side and rear. Beyond the garden is a carpark with 13 spaces together with on road parking. Large wood store and space for bins.

Services

All main services connected. UPVC double glazing. Gas central heating.

Flat Energy Performance Rating: D

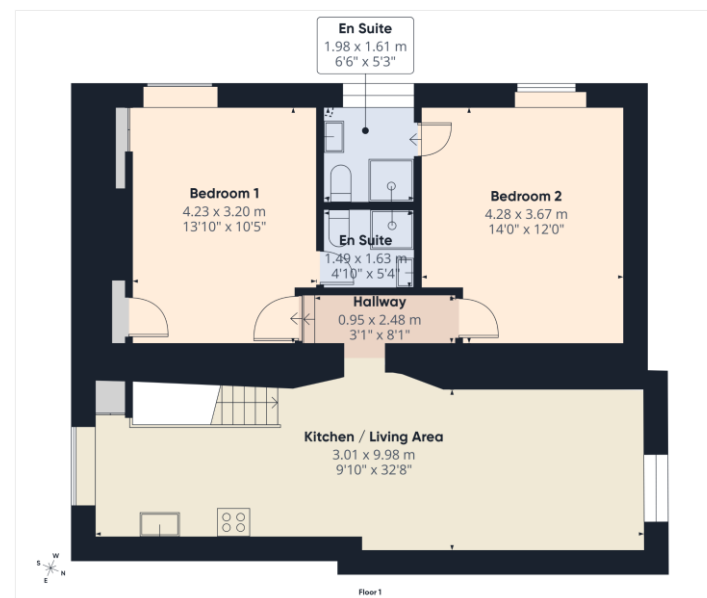
Commercial Energy Performance Rating: TBC

Directions

Proceed out of Bideford towards Torrington. Pass through Landcross and after approx 1 ½ miles turn left to Weare Giffard. Pass under the Tarka Trail Bridge and over the River Torridge Bridge, bear round to the right. Continue past the cricket pitch and the property can be found on the left hand side.

Living Accommodation





Invicta House, The Pill, Kingsley Road, Bideford, Devon
EX39 2PF

t: 01237 476544

e: bideford@hardingresidential.com

www: hardingresidential.com



rightmove.co.uk
The UK's number one property website



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

HB95 Ravensworth 01670 713330

