Royal Oak Inn, Chawleigh, EX18 7HG

Guide Price **£315,000**

Royal Oak Inn

Chawleigh, Chulmleigh

- Historic village pub
- 2 bars and cellar
- Private and pub gardens
- 2 flats above
- Parking for 6

Set within the heart of the picturesque village of Chawleigh, this freehold public house enjoys a wonderfully traditional Devon setting, surrounded by rolling countryside yet within easy reach of the nearby market town of Chulmleigh. The village itself is well regarded for its strong sense of community, attractive rural walks and convenient access to local amenities, schooling and transport links, making it a popular place to live and visit.

The Royal Oak Inn is believed to have traded as a public house since the 1700s, a history that stretches well beyond living memory for many local residents. After a short period of closure, the pub was reopened in 2014 and has since continued its long-standing role as a focal point of village life, offering character, warmth and a genuine sense of tradition.

Internally, the pub is arranged around two distinct bar areas, each full of atmosphere and charm, and both centred around open fires and woodburners that create inviting spaces throughout the year.

While there is currently no commercial kitchen, having been converted to a cellar by the current owners, the layout offers flexibility for a future operator to adapt the space to suit their own vision, subject to any necessary consents.

Above the pub are two self-contained flats, providing generous owner and family accommodation. These spaces continue the character of the building and offer flexible living arrangements, ideal for owner occupiers or extended family use.

Outside, the property benefits from both private and pub gardens, thoughtfully divided to provide areas for customers as well as more secluded outdoor space for the owners. There is off-road parking for approximately six vehicles, with additional on-street parking available within the village, a valuable asset for a property of this type.

Offered as a freehold opportunity, the Royal Oak Inn represents a rare chance to acquire a historic village pub with substantial accommodation, outdoor space and parking, all set within a thriving rural community and offering further potential for the next custodian to build upon its long and well-established history.

Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Rateable value £7000

Approx Age: 1800's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

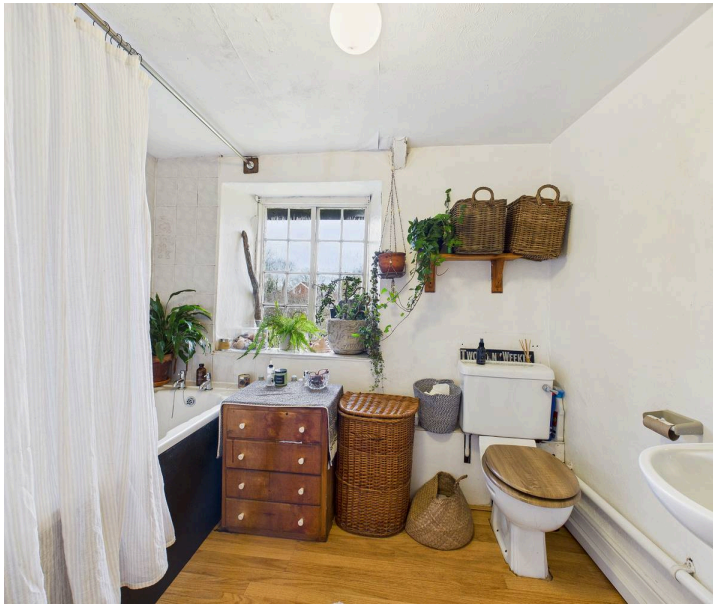
Drainage: Mains

Heating: Wood burners

Listed: No

Conservation Area: Yes

Tenure: Freehold



CHAWLEIGH, positioned almost equidistant between Exeter and Barnstaple, is ideal for those seeking the tranquillity of a pretty Devon village with easy access to some of the county's larger towns. The village has a pub and a shop with Post Office for everyday essentials, for a larger set of facilities the market town of Chulmleigh is 2 miles away. The village offers a variety of activities and events for parishioners while, for a fresh-air fix, Eggesford Forest is a couple of miles away giving super walking and riding opportunities. Eggesford also has a station for trains to Barnstaple and Exeter, overlooking the tracks is an independently-run café and farm shop.

DIRECTIONS : For sat-nav use EX18 7HG and the What3Words address is ///begun.pricier.decimals

Helmores

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