



Red Lion Shobrooke Village, Crediton, EX17 1AT

Guide Price £500,000

Red Lion Shobrooke Village

Crediton

- • Large pub in Mid Devon Village
- • Village edge setting with countryside views
- • Just 2 miles from Crediton
- • 7 bedrooms inc 3 ensuite letting rooms
- • 2 owners flats
- • Over 4500 sqft
- • Large commercial kitchen
- • Bar, pool room and restaurant
- • Cellar and storage
- • Large gardens and parking

Nestled in the heart of mid-Devon, the sought-after village of Shobrooke offers the very best of countryside living within easy reach of the vibrant market town of Crediton. Surrounded by rolling fields and with views of Raddon Top, Shobrooke offers beautiful walks and a welcoming local community with a busy village hall, all while remaining just a short distance from Crediton, Exeter and beyond.

At the centre of village life stands the Red Lion Inn, a traditional public house brimming with character and history. With parts of the pub dating back to the 16th Century, it's no surprise to see exposed beams and open fires which offer a warm and friendly atmosphere. But don't be deceived by it's cosy feel, the pub is huge with over 4,500 sqft in total, split into public areas, private kitchens and cellars plus a large amount of guest and owners accommodation on the first floor.





This historic pub provides all the facilities expected of a spacious free house, making it a much-loved hub for both locals and visitors alike.

On the ground floor, with three public entrances, the main bar has seating, an open fire and a pool table area. There's a separate room (used previously as an office and then the village shop) which could be further utilised. A second bar serves the restaurant with approx. 30 covers, well spaced for comfort and ease and at the rear is a large function room, ideal for hiring for private functions, village events or weekly skittles. There's outside dining and drinking space on a paved terrace to the rear as well as a huge beer garden, backing onto fields and with some simply stunning views. The car park is adjacent too with ample parking for up to 30 vehicles.

Above and beyond the bar, the property also offers excellent accommodation. There are two well-proportioned flats ideal for owners or staff, as well as three comfortable ensuite letting rooms, each thoughtfully presented to provide guests with a welcoming and relaxing stay. This blend of business and lifestyle opportunity makes the Red Lion Inn a particularly versatile prospect.

Although the pub has been run (and still is) for many years, it may also suit a range of other commercial or non commercial uses, subject to the necessary permissions. It's a big site, with a great balance of inside and outside space, offering terrific potential for a new owner.

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.

Rateable Value £5500 (Rates payable 2025 – £2744.50 less any tax relief)

Approx Age: Original parts date back to 16th century with later extensions

Construction Notes: Cob and brick

Utilities: Mains electric, water, LPG, telephone & broadband

Drainage: Mains

Heating: LPG central heating and open fire

Listed: No

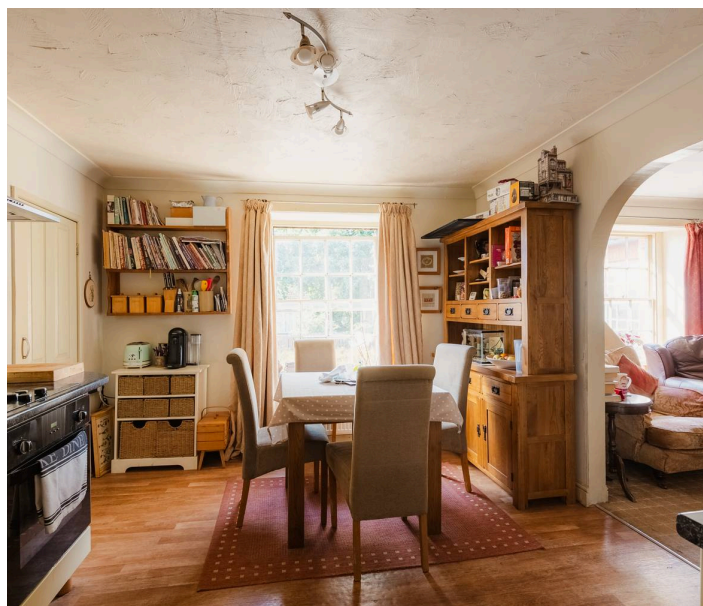
Conservation Area: No

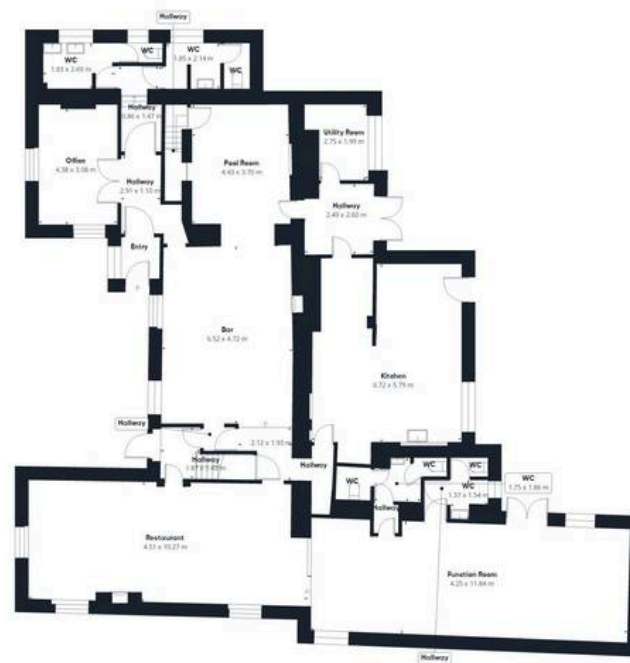
Tenure: Freehold

EPC : E

DIRECTIONS : For sat-nav use EX17 1AT and the What3Words address is [///ringside.flank.lurching](#) but if you want the traditional directions, please read on.

From Crediton, head out of town past the rugby club as if heading to Tiverton. As you go over Creedy Bridge, take the next right as signed to Shobrooke and follow the country lane for approx. 1.5 miles until reaching the village. The Red Lion will be found as you descend the hill, on your left.





Approximate total area⁽ⁿ⁾
429.5 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.