



The Bullers Arms

Marhamchurch, Bude, Cornwall, EX23 0HB

KIVELLS

The Bullers Arms

Marhamchurch, Bude, Cornwall, EX23 0HB

£650,000 Guide Price

Successful public house

Owners accommodation and letting rooms

Popular village location just outside of Bude

Beautiful period property with versatile accommodation

Situated at the heart of the village

Turnkey business opportunity

EPC—B



Situation...

The Bullers Arms is located in the centre of the sought after village of Marhamchurch with its own local church, village shop and highly regarded primary school. The A39 'Atlantic Highway' is about half a mile away and provides excellent access North to the towns of Bideford and Barnstaple and South further on down into Cornwall.

The popular coastal resort of Bude is about 2.5 miles away where you will find an excellent range of local and national amenities and secondary school. Leisure facilities including all weather floodlit tennis courts, leisure pool and 18-hole links golf course.

Description

An exceptional opportunity to acquire The Bullers Arms, a cornerstone of the charming Cornish village of Marhamchurch. This historic and well-loved inn is being offered as a turnkey business, providing a seamless transition for an entrepreneur or an experienced publican looking to step into a thriving, community-centric establishment. This unique c.4,000 sq ft property offers a rare blend of spacious residential accommodation, income-generating potential, and scope for further business opportunities—all set within a desirable coastal location just outside of Bude.



Description...

The Bullers Arms is a classic Cornish village pub that balances traditional character with modern, the property itself is an attractive building brimming with character features throughout, including an original open fireplace, exposed timber beams, and traditional flagstone flooring.

Known for its warm welcome and rustic charm, the business side of the property includes a large L-shaped Bar, spacious dining & relaxed seating areas along with a pool table to the side of the bar. The public house has recently had a new kitchen installed along with both of the customer bathrooms receiving modernisation.

The owners accommodation is set to the side of the property and benefits from independent access, the accommodation features a living room with sash window, the study/ dining room to the front of the property and the kitchen are both in need of some modernisation but offers excellent opportunity to create a warm and homely live in accommodation. On the first floor the property offers 4 spacious bedrooms, all of which featuring large ensuite bathrooms. The two principle bedrooms have both been tastefully modernised and are let out to provide an additional income stream. The third and fourth bedroom are both generous sized double bedrooms and each feature ensuites, although both are in need of modernisation, the final room on the first floor is a large walk-in wardrobe, however could be utilised as an office or a single bedroom.

The Public House is currently operating as a highly regarded bar and has always been the centre of the community, the property presents an exciting opportunity for continued commercial use with significant income potential. The main hospitality space includes a welcoming bar with an impressive brick-built open fireplace, open-plan dining and seating area, space for a pool table, a fully equipped commercial kitchen with stainless steel fittings, and a dedicated cellar space. Externally the property enjoys a wrap around beer garden with space for a number of outdoor tables and ample parking is available for patrons in the village square. The property is currently run as a lifestyle business with a strong local following and benefits from lettings accommodation, a bar, with both B&B and or room only accommodation available. The bar itself carries a rating 4.5 on Google with over 140 reviews.

This is an excellent opportunity to acquire a traditional pub in the heart of a popular tourist village with an excellent local following and provides potential growth with an increased food offering to supplement the excellent wet sales.

TENURE: Freehold

BUSINESS RATES

Enquiries should be made to VOA on 0300 0501 501.

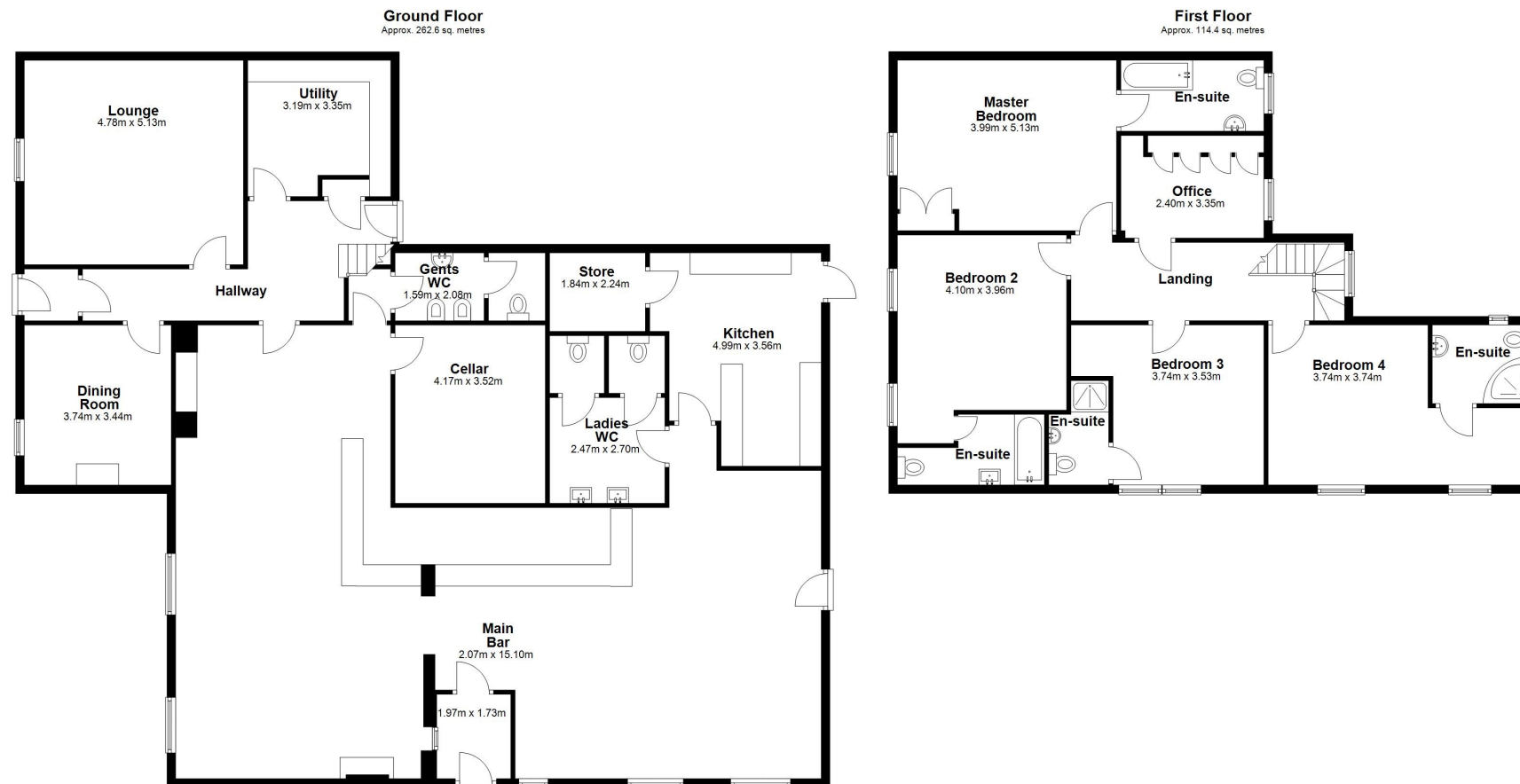




The Bullers Arms, Marhamchurch, Bude, Cornwall, EX23 0HB

Floor Plan

Floor plan for identification purposes only, not to scale



Total area: approx. 377.0 sq. metres

Services

Mains electricity, drainage and water.

-  EE Rating - B
 -  Council Tax Band - TBC
 -  Directions
- What3Words – google.loaded.champions

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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