

Lot 7

George And Dragon, Castle Street, Combe Martin, Devon EX34 0HX

GUIDE PRICE: £375,000



**RECENTLY REFURBISHED HISTORIC
DETACHED PUBLIC HOUSE WITH
ACCOMMODATION**

This historic mainly detached pub and restaurant offers 6 bedroom accommodation above and has been refurbished throughout to a high standard. The property is located within the attractive village of Combe Martin in North Devon, which lies 5 miles east of Ilfracombe and 11 miles from Barnstaple on the North-West edge of Exmoor National Park. There is easy access to the A361 that links to the M5 motorway. All fixtures and fittings are included in the sale that includes a modern stainless steel kitchen, bar and lounge areas and a restaurant for 52 covers. There is owner's accommodation on the first floor and a split level terraced patio to the rear. Please note VAT is applicable to this lot.

ACCOMMODATION

Ground floor: reception hall, pool room, darts room, sports bar area, lounge bar area, restaurant, kitchen, ladies and gents WCs, store room

First floor: family room with kitchen, master bedroom with en-suite, separate WC, three guest rooms with en-suite shower room/WC, 2 bedrooms, store room, roof terrace

Outside: rear terraces, keg room

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

North Devon District Council

Rateable value: £13,500

Flat above: Council Tax Band A

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Rolfe East, 51 The Mall, Ealing,
W5 3TA 020 8566 0288



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN