



The Bell Inn

Monkleigh, Bideford, Devon, EX39 5JS

Tenure: Freehold

Price: £450,000

Ref: 94667

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Village free house close to the North Devon coast
- Character main bar (40)
- Three/four bedroom owner's accommodation
- Feature patio and garden (92)
- Long range views across Dartmoor National Park
- Closed with vacant possession available

Location

The Bell Inn occupies a roadside position in the centre of Monkleigh, a village situated near the North Devon coastline in the Torridge district of Devon. The public house stands beside the A388, close to the A368 which links the nearby towns of Great Torrington and Bideford. Monkleigh is 2.5 miles northwest of Great Torrington and 3.5 miles east of Bideford. This is an ancient village on high ground above the River Torridge. The river reaches the sea at Bideford.

Also nearby is the Tarka Trail, a 180 mile looping trail of footpaths, bridleways and cycle paths. There are also many tourist attractions in the area including the North Devon coast and the GHS gardens at Rosemoor. There are long range views across Dartmoor from both the rear gardens and the first floor windows of The Bell Inn. The parish of Monkleigh has a population in the region of 1,500.

The Property

The Bell occupies a fine 17th century Grade II listed property. It has colourwashed render over cob and stone, under a gabled, thatched roof with a pitched slate rear extension.

The property is briefly described as follows:



Trade Areas

Front entrance into L-shaped MAIN BAR, full of character with ceiling and standing timbers, exposed stone walls with large open fireplace, fitted carpet and a panel fronted, polished top BAR SERVERY. Polished wooden tables and chairs to seat approximately 40. CARVERY station and log store.

CATERING KITCHEN with nonslip flooring, tiled walls, a range of stainless-steel equipment and an extraction canopy. LADIES' AND GENTLEMEN'S TOILETS.

Owners' Accommodation

Located at first floor, comprising:

- THREE DOUBLE BEDROOMS
- ONE SINGLE BEDROOM/OFFICE
- FAMILY BATHROOM with shower over
- SITTING ROOM
- BOTTLE STORE
- STOREROOM

Note: although the building is Grade II listed there is double glazing behind the single glazing to help with sound proofing.





External

SERVICE YARD with external doored access to ON LEVEL BEER STORE. Adjacent is a DRY STORE with boiler and commercial fridge freezers. GENERAL STORE.

Rear sheltered TRADE PATIO with bench seating for 42. Lawned BEER GARDEN beyond with a large marquee and seating for around 50 customers. WOOD SHED. Gated rear CAR PARK with space for 17 vehicles. *Please note there is on-street parking throughout the village.*

The Business

The Bell Inn has been under our clients' ownership since October 2019. This traditional community free house had a strong following with local darts teams which benefitted the mid-week trade. The pub previously had a traditional food offering, as well as smoke house specials and Sunday lunches. The pub enjoyed good trade from the holiday cottages in the surrounding villages and towns during the summer season.

Profit and loss accounts for the 17 month period from 30 November 2023 to 31 March 2023 show a net turnover of £238,124, with an adjusted net profit approaching £40,000. Accounting information prior to closure and tenancy may be made available to serious parties following a formal viewing.

During 2024 to 2025 our clients leased the business to a 3rd party and therefore no trading accounts are available for this period. The business is closed and not operating, as of September 2025.

This characterful pub would suit a hands-on owner, being a compact opportunity with low overheads. There is also a wedding licence so prospective purchasers could explore the possibility of hosting wedding receptions.





Tenure & Price

FREEHOLD £450,000 to include fixtures and fittings. Vacant possession upon completion.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held for the sale of alcohol between the hours of:

Monday - Thursday : 10:00 - 23:30

Friday - Saturday : 10:00 - 24:00

Sunday : 12:00 - 23:00

The premises also has a wedding licence.

The current opening hours are:

Wednesday - Friday : 18.00 to close

Saturday : 12:00 to close

Sunday : 12:00 - 19:00

Services

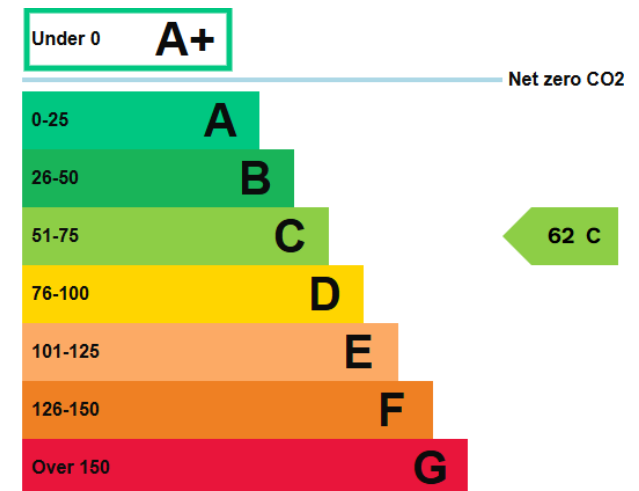
Mains electricity, water and drainage. Bulk propane for heating and cooking.

Three phase electricity.

Rateable Value: £5,000 as at 1 April 2023 –

The Business benefits from Rural & Small Business Rate Relief

Local Authority: Torridge District House





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.