

# FOR SALE

VACANT FREEHOLD  
PUBLIC HOUSE



whozoo.

Devon

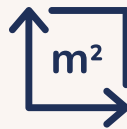
 The Red Lion, Rookery Hill, Oakford, Devon EX16 9ES

Price **£200,000 - £220,000**



Property Type

**MIXED USE**



Size

**3,441 SQFT**



Tenure

**FREEHOLD**



Borough

**DEVON**



Planning Granted

**NO**



Existing Use

**USE CLASS E**

### Tenanted



NO

### Local Train Stations



Tiverton Parkway (10.8 miles)  
CREDITON (14.6 miles)  
Lapford (15.4 miles)

### VAT Applicable



NO

### Rateable Value

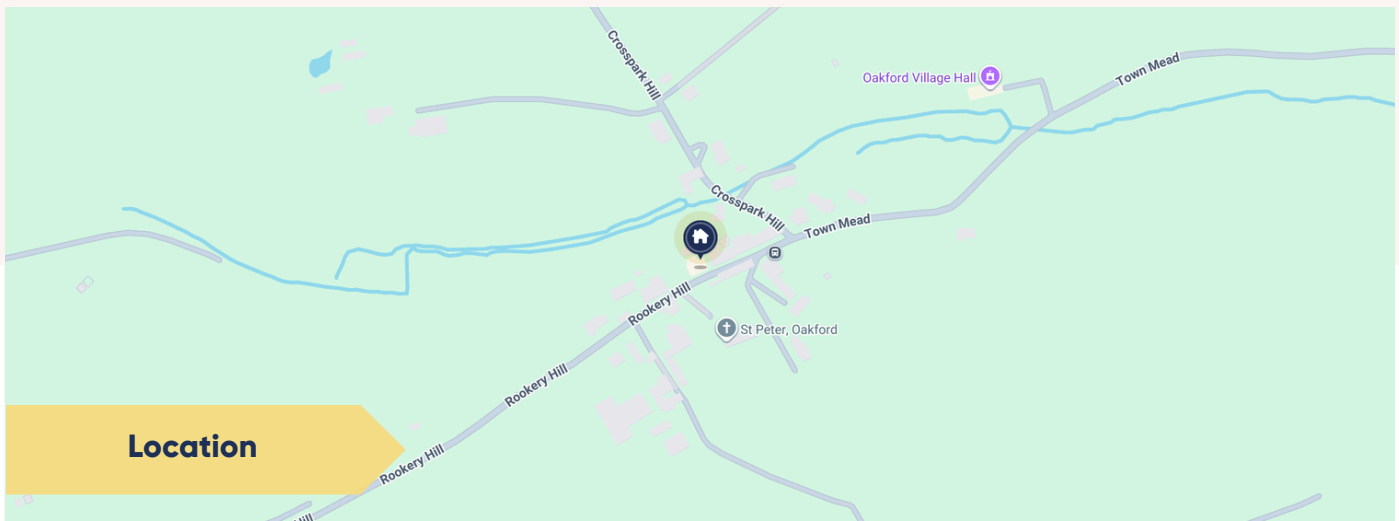


N/A

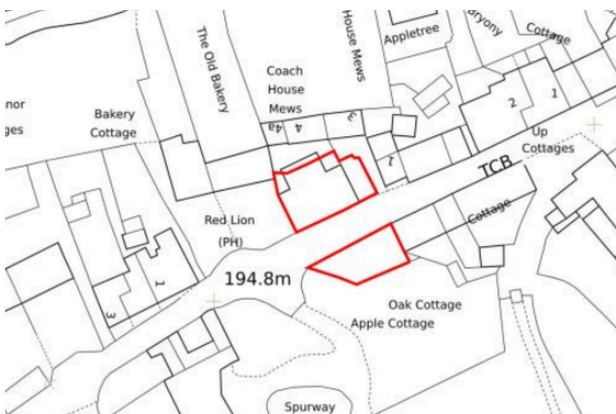
### EPC



B



### Location



### Additional Information

- The property is arranged to provide a bar, dining room, kitchen, prep room and WCs on the ground floor.
- The first floor provides 4 x ensuite rooms and the attic provides 3 rooms, Bathroom and separate WC.
- There is a cellar which is access via a trapdoor in the bar and small door to the rear.
- Externally, parking is available for 6 cars along with an external terrace/seating area.

### Location

- Oakford is a small rural village in Mid Devon, approximately 10 miles north of Tiverton and around 20 miles north of Exeter, close to the southern edge of Exmoor National Park .
- In close proximity to the B3227 and A396, which provide links to the A361 and onward to Junction 27 of the M5 motorway
- The property is situated on the northern side of Rookery Hill, close to its junction with Crosspark Hill
- The property is situated in a predominately residential and rural area



## ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
Ground Floor Front	105.84	1,139
Ground Floor Rear	30.67	330
First Floor	95.84	1,032
Attic Floor	58.95	635
Cellar (restricted head height)	28.40	306
Total	319.7	3,441



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