

AGRICULTURAL INN

25 EAST STREET, BRAUNTON, EX33 2EA

FREEHOLD PUBLIC HOUSE FOR SALE



HIGHLIGHTS INCLUDE:

- Prominent public house for sale
- Site area of 0.56 acres (0.22 hectares)
- Spacious property arranged over two levels extending 7,373 ft² (685m²)
- Two self-contained apartments
- Two bar operation and a generously sized function room
- Development/conversion potential (STP)
- We are instructed to invite offers in the order of £545,000 + VAT

LOCATION

Located in the large and well-regarded village of Braunton in North Devon, approximately 5 miles (8 km) west of Barnstaple and 6 miles (10 km) north of the coastal resort of Croyde, Braunton is a popular and well-served settlement on the edge of the North Devon Area of Outstanding Natural Beauty. The village benefits from a strong mix of residential housing, independent retailers, schools and community facilities, together with a steady level of year-round visitor trade supported by its proximity to the North Devon coastline and surrounding countryside.

The Agricultural Inn is situated within Braunton in a predominantly residential area, with convenient access to the village centre. The property lies a short distance from the main High Street, where a range of independent shops, cafés, public houses and essential amenities are located.

DESCRIPTION

The property comprises the ground and first floors of a two storey semi-detached building with painted rendered elevations beneath gable and flat roofed extensions.

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



ACCOMMODATION

Ground Floor The ground floor comprises of a mix of carpet flooring and flagstone flooring with two dedicated bar serveries. The internal trade area features wood panelling and is open plan with a range of loose stools, tables and chairs, accommodating for approximately 80 customers. To the rear is a spacious function room that accommodates for 50 customers and can be utilised as a skittle alley, with dedicated WC facilities. Ancillary areas include a commercial kitchen, further WC facilities and a ground floor cellar with additional storage capacity.

First Floor The first floor comprises of two separate self-contained apartments which comprises of two double bedrooms, lounge, kitchen and a bathroom.

Externally There is a external trade area to the front of the property with seating on picnic benches. Leading on from this is a car park for 40 cars and an Inpost locker.



TENURE

The property is held freehold (Title Number DN459804).

PLANNING

The site falls under the sui generis pub use class. It is not listed, but is located within the Braunton conservation area, and the Dorset Area of Outstanding Natural Beauty and lies outside any designated flood risk zones.



VAT

VAT is applicable at the appropriate rate.

EPC

E-105

TERMS

We are instructed to invite offers in the order of £545,000 + VAT

FIXTURES & FITTINGS

The property will be sold in its current condition, including fixtures and fittings. No inventory schedule will be provided and instead all items left on the day of completion of either the letting or sale will be included.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



AGRICULTURAL INN 25 EAST STREET, BRAUNTON, EX33 2EA

VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

Adam Bullas

07812 965395

abullas@savills.com

Samuel Hart

07812 425097

samuel.hart@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | April 2026



savills