



THE REDWING CHURCH ROAD, LYMPSTONE, EXMOUTH, DEVON, EX8 5JT

FREEHOLD OFFERS INVITED

REF: 4837

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BRIEF SUMMARY

- Closed village pub and restaurant.
- Sought after and highly regarded Exe Estuary village location between Exeter and Exmouth.
- Main Bar Area, Restaurant and Dining Areas, Kitchen with ancillary areas and storage.
- Self-contained 3 Bedroom Accommodation with Sitting Room, Kitchen and Shower Room.
- Beer Garden and Private Car Park.
- Rare freehold freehouse opportunity.
- Potential for alternative uses and/or development potential, subject to the necessary consents and permissions

DESCRIPTION

The Redwing is a substantial 3 storey detached Grade II listed property with painted elevations under predominantly pitched slate roofs. The property was completely refurbished and renovated around 15 years ago, whilst enhancing the character of the property. The pub enjoys a prominent position in the centre of the village. The business closed in May 2025.

LOCATION

Lympstone is a picturesque, highly regarded and sought-after Exe Estuary village with panoramic waterside views. With an excellent range of local facilities, including Sailing Club, Tennis Club, Michael Caines' Michelin Star hotel and restaurant – Lympstone Manor, Village Shop, Post Office, Primary and Pre-Schooling, as well as an Independent Preparatory School and a Railway Station connecting to Exeter and Exmouth. The coastal resort of Exmouth, the most westerly part of the Jurassic Coast World Heritage Site, is within 3 miles and provides an extensive range of facilities and schools along with two miles of glorious sandy beach, marina, and water sports centre. The Cathedral and University City of Exeter is an easy commute just 8 miles to the west of Lympstone and offers a comprehensive range of facilities and rail links to London on the Paddington and Waterloo lines. There are excellent transport links with the M5 motorway (J30) and Exeter International Airport both within 15 minutes' drive.

INTERNAL DETAILS

On the ground floor is an **Entrance Porch** with door leading into **Main Bar Area** with a **Bar Servery**. **Waitress Station Area/Restaurant Servery** with **Restaurant and Dining Areas** leading to the garden. **Customer WCs**. **Commercial Catering Kitchen**. **Storeroom** and a **Beer Cellar**.

First Floor **Restaurant/Function Room** with vaulted ceilings.

PRIVATE LIVING ACCOMMODATION

Situated on the first and second floors and briefly comprising: - **Sitting Room**. **Kitchen/Breakfast Room** recently refitted with a range of modern base and wall mounted kitchen units and complementary worksurfaces with a built-in hob, oven and extraction unit. **Three Double Bedrooms** and a **Family Shower Room**.

EXTERNAL DETAILS

Private Customer Car Park with space for around 20 vehicles. **Bin Store Area**. Directly to the rear of the property is a **Garden** with patio terrace and lawned areas and a **Garage/Storeroom**.

TERMS

The Redwing is available freehold with serious offers invited.

VAT

We are advised that the property is opted to tax and VAT is payable on 90% of the purchase price.

PLANNING

Sui Generis for pub use.

IMPORTANT NOTICE

Interested parties must be able to demonstrate sufficient funds to support their offer.

EPC

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BUSINESS RATES

We understand that the rateable value from April 2026 is £37,500. Please note this is not the rates payable. For further information we advise you to contact the local authority, East Devon District Council.

SERVICES

All mains services are connected.

MONEY LAUNDERING

Money Laundering Regulations require Stonesmith to conduct checks upon any purchaser. Prospective purchasers will need to provide proof of identity and residence.

FURTHER INFORMATION & VIEWINGS

For all enquiries, or to arrange a viewing please contact Stonesmith via email: info@stonesmith.co.uk or telephone: 01392 201262.