



The Laurels Petrockstow EX20 3HJ



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Starting Price - £350,000



Changing Lifestyles

01837 500600

The Laurels, Petrockstow, EX20 3HJ.

A Charming 17th-Century Village Pub with stunning views, beer garden and endless potential that is now being sold via Modern Method of Auction...



- Historic 17th Century Village Pub
- Fantastic Village Location
- Main Bar & Restaurant Area
- Character Features Including
- Exposed Beams & Flagstone Flooring
- Two Beer Garden Areas
- Ample Parking for Multiple Vehicles
- New Roof, New Flooring and Multi-Fuel Burner
- Accommodation of Four/Five Bedrooms
- Owners Accommodation
- Scope for B & B Rooms
- Potential for Cottage Renovation
- EPC - G / C



This historic 17th-century public house, once known as The White Hart and now formally known as The Laurels Inn, sits at the heart of the village next to the church. Over the years, it has served various roles, including as a coaching house and private dwelling, before reopening as a pub and restaurant in the 1970s. Recent improvements include a new roof, updated flooring, and the installation of a cozy multi-fuel burner. During the pandemic, the owners successfully introduced a takeaway service, popular with locals. The pub has now ceased trading and is awaiting a new owner.

The property features private accommodation with 4-5 bedrooms, a spacious living room with stunning countryside views, and ample parking. The beer garden offers a great space for to take in the view with picnic benches and covered seating areas. Adjoining former cottages provide additional storage or the potential for expansion.

Previously run as a family business since 2017, the pub had attracted walkers and cyclists from the nearby Tarka Trail, alongside regular customers and event-driven trade. There is further potential for development, subject to planning permissions.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



Changing Lifestyles

Situated within the idyllic Devonshire village of Petrockstowe, this impressive residence is within close proximity to the village centre and its amenities on offer.

There is a thriving local community, alongside two churches and the parish hall, the nearby Tarka trail is quite the attraction. The nearby market town of Hatherleigh is approx. four miles from Petrockstow, with further benefits of cafes, a post office and shopping opportunities.

Schools can be found at Hatherleigh and Merton for primary education. Secondary education can be located at neighbouring market towns, Okehampton and Torrington. The private school of Shebbear is only four miles from the village also.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1

Approximate total area⁽¹⁾

2909.81 ft²

270.33 m²

Reduced headroom

10.55 ft²

0.98 m²



Floor 1 Building 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.