



CHURCH HOUSE CHURCHSTOW, KINGSBRIDGE

EST. 1857
ST AUSTELL
BREWERY



INTRODUCTION

A Stunning Destination Pub in the Heart of the South Hams.

An exceptional opportunity has arisen to take on The Church House, a traditional Devon pub with a strong reputation and incredible potential. Perfectly positioned in the picturesque village of Churchstow, this beautiful inn is ideally located just over 4 miles from Salcombe, 3 miles from Bantham, and 2 miles from Kingsbridge - placing it at the very heart of the sought after South Hams region.

The Church House is a classic example of a warm and welcoming country pub that has evolved into a food-led destination. Offering stylish dining, a comfortable bar, and quality accommodation, it's perfectly set up for an experienced hospitality operator ready to make their mark in one of Devon's most desirable areas.

This is a rare chance to take on a thriving, versatile business that combines excellent local trade with strong tourist appeal - from beachgoers and locals to holidaymakers exploring the stunning coastline and countryside.



THE PUB

The Church House blends traditional charm with contemporary comfort. Inside, the pub offers three distinct trading areas totalling in 80 covers:

- A welcoming bar area with a classic country pub atmosphere
- A restaurant area offering relaxed yet refined dining
- A function room/conservatory, perfect for private events or group bookings

The décor throughout is cosy and characterful, featuring a mix of intimate dining spaces and a charming snug area for around 12 diners. The well equipped trade kitchen includes a walk in fridge and is ideally designed to deliver a quality food offer with efficiency and consistency.

Externally, the Church House continues to impress. The large patio area features three attractive beach huts/pods for outside dining or private group experiences - a unique selling point that adds charm and flexibility to the offer.

A smaller private garden, currently used by residents, could easily be adapted for additional trade use, providing opportunities for al fresco dining, afternoon teas, or exclusive events. The pub also benefits from a 22 space car park.

The Church House offers 4 letting bedrooms, each full of rustic charm and ideal for short breaks or weekend stays. With demand for accommodation in the South Hams region at an all-time high, these rooms provide a valuable additional income stream and strengthen the site's position as a true destination pub.

The private accommodation comprises one bedroom, lounge, bathroom, and kitchen - perfect for an on-site operator or management couple.



THE OPPORTUNITY

The Church House currently operates with a trade split of 45% food, 35% wet, and 20% accommodation, offering a strong and balanced foundation.

The opportunity lies in further developing its reputation for exceptional food and hospitality. With its location on the A379 - a key route connecting Kingsbridge, Bantham, and Salcombe - the pub is perfectly placed to capture both loyal locals and the steady flow of visitors exploring the South Hams.

There's scope to grow midweek and early evening trade, develop event-led occasions in the conservatory, and expand the food offer to position the Church House as a go-to dining destination.

Annual Rent: £63,625

Fixtures & Fittings: TBC

Tenancy: 5 Year Protected Tenancy.

Deposit: £15,700

WHAT WE'RE LOOKING FOR

We're looking for an operator who:

- Has a proven track record in running successful, food-led destination venues
- Demonstrates strong leadership and organisational skills
- Understands how to build and inspire a great team
- Brings creativity and attention to detail to both menu and guest experience
- Has the drive to make the Church House a leading pub in the South Hams

"This is a great opportunity for a new Business Partner to take on a traditional British pub with a strong food offering, great wet trade, and rooms.

The Church House has everything you'd want in a South Hams pub - character, space, and an unbeatable location.

With the right operator, it can truly become one of the region's standout food destinations, combining Devon charm with warm, professional hospitality."

Dan Gatton, Business Development Manager.

NEXT STEPS

Application deadline: End November.

Informal Interviews: WC 8th December.

Desirable start date: 1st February 2026.

To apply please send your name, business name, summary vision and proof of funding to nicole.skelton@staustellbrewery.co.uk.



5 year fully tied agreement. Tenancy/lease length terms to be decided or negotiated.



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