



Bickleigh Castle

Bickleigh, Tiverton, Devon, EX16 8RP

Tenure - To Let

Guide Price - Offers invited

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Summary

- Historically important Grade I Listed castle and wedding venue
- Idyllic riverside position set in circa 35 acres
- 6th century chapel
- Letting accommodation comprising 17 letting rooms across various cottages plus bridal suite
- Fishing rights on the River Exe
- [Bickleigh Castle](#)

Overview

Available for the first time in excess of 20 years, Bickleigh Castle is an internationally renowned historic wedding and events venue. It is believed to date back to 600 AD. The property has important royal and historical links and is of significant historical importance.

The venue has traded as an established wedding and events venue for 20+ years and our private clients, due to retirement, are now looking to lease the premises to an established and experienced operator. Set in some 35 acres there is significant potential to add further income streams given the scale of the site and setting.

Location

Bickleigh Castle is situated on the western banks of the River Exe, approximately four miles to the south of Tiverton and 10 miles south of the cathedral city of Exeter. It benefits from good transport links with A361 connecting to the M5 motorway network. Mainline railway stations are close by at both Exeter and Tiverton, alongside Exeter International Airport.

The property occupies an idyllic riverside setting surrounded by beautiful countryside and within the hamlet of Bickleigh.

Description

Bickleigh Castle comprises a 11th century gatehouse, 6th century chapel, various cottages for letting accommodation, owner's accommodation and numerous commercial uses, utilised for weddings and events.

In total the site extends to approximately 14 hectares (35 acres) which includes the wedding facility, grazing land, woodland and the River Exe.





Accommodation

The main accommodation is outlined as follows.

The Gatehouse

This is the original castle dating from the 11th century and is currently utilised to provide the wedding ceremony hall with gallery, bridal suite, and a Guard Room which is used for reception, drinks and signing of the registry.

The Chapel

Situated on the banks of the River Exe this 6th century chapel is used for blessings and ceremonies associated with the wedding business.

North Range

This is currently utilised as three bedroomed owner's accommodation together with a reception area and commercial offices.

Letting Accommodation

Guest accommodation is provided in a series of cottages outlined as follows.

Bickleigh Castle Cottage – 3 bedrooms

Clock Cottage – 3 bedrooms

Moat Cottage – 4 cottages

Barn Cottage – 7 bedrooms

There are further historic buildings on site which have in recent years been utilised as a wedding breakfast room, commercial kitchen, guest lounge and bar area and dance floor area.

The buildings on site are clustered together surrounding various traditional courtyards. There are garden areas to the rear of the cottages with a tennis court and croquet lawn. There is an attractive walled garden to the north of the entrance gates and guest car parking is provided.

Close to the chapel are further garden areas with a wedding pergola facilitating external weddings. There is riverside access from these gardens to the River Exe for fishing, swimming and kayaking.

This an extensive land holding providing in excess of 35 acres, primarily used as pastureland which can be available as part of the letting or retained.

Tenure

The property is available by way of a new lease for a term of years to be agreed. Rental and premium offers are invited.





Planning

The property comprises a number of Grade I, Grade II and Grade II* Listed buildings which are situated within the Bickleigh Castle Conservation Area.

Licence

The property benefits from a Premises Licence permitting the following licensable activities:

Sale of Alcohol, Live Music, Recorded Music, Plays

Monday to Thursday 12:00 – 00:00

Friday to Saturday 12:00 – 00:01

Sunday 12:00 – 00:00

The premises hold relevant wedding licences.

Business Rates

The property is in an area administered by Mid Devon Council.

Rateable Value £11,500 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.

Services

We are advised that the property is served by a private spring fed water supply. Drainage is via a septic tank and oil-fired central heating is provided throughout.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Further Information & Viewing

For further information and to arrange a viewing, please contact Kevin Conibear on 07587 638268. A fly through video link is available below

[Bickleigh Castle](#)







For further information please log onto **fleurets.com** or give Kevin a call.



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