

Lot 10

Auction Date:
23rd July 2026

**Freehold Public House Overlooking The Fowey Estuary
With Nine En-Suite Letting Rooms**

📍 The Old Ferry Inn, Bodinnick, Fowey, Cornwall, PL23 1LX

GUIDE PRICE

£475,000+* + FEES

On behalf of the Joint Fixed Charge Receivers



Scan the QR code to view the property online



CATEGORY

🏠 Vacant Commercial

TENURE

🚩 Freehold

BEDROOMS

🛏 x 9

BATHROOMS

🚿 x 9

This Cornish Inn is located in the village of Bodinnick across the river from Fowey. The Inn dates back to the 1500s and is located close to the car ferry connecting Bodinnick and Fowey.

Set in an Area of Outstanding Natural Beauty, the harbour town of Fowey is situated on the west side of a deep estuary, where the Fowey River reaches the sea and is steeped in maritime history with narrow streets, Georgian buildings and a range of independent shops, cafes and other amenities.

GROUND FLOOR

Bar, restaurant, kitchen, laundry room and ladies and gents W.C.s.

FIRST FLOOR

Nine guest bedrooms (all en-suite), owners/managers accommodation with living area with kitchen and en-suite shower room.

OUTSIDE

Patio terraced area with views of the river and useful storage or parking underneath. Further private car parking area behind Moles House.

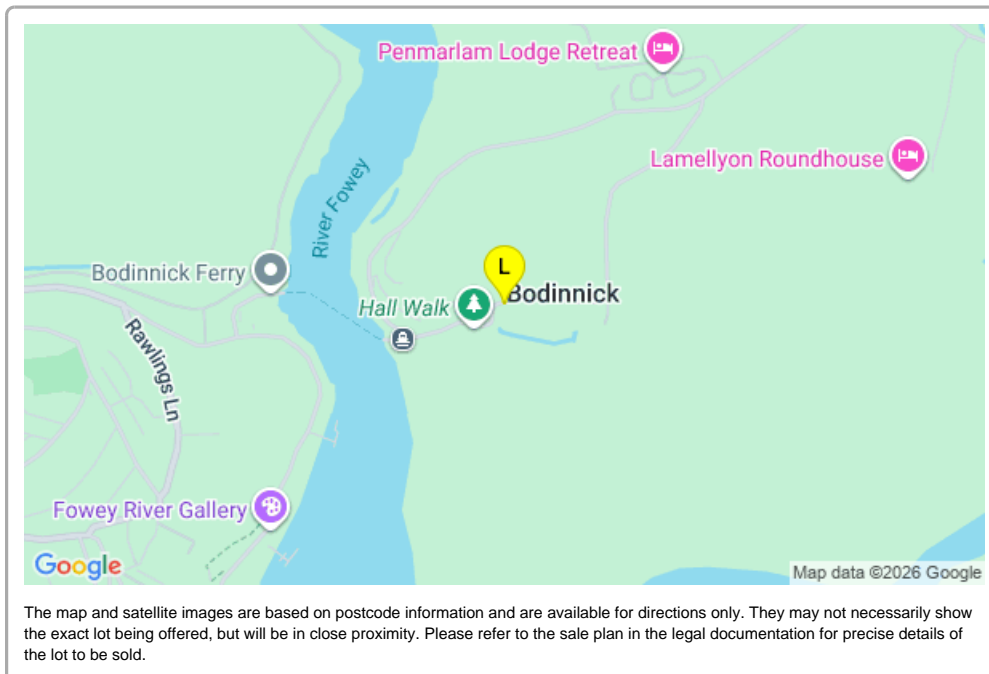
SITE MEASUREMENTS

The site extends to 0.08 hectares (0.20 acres).

EPC RATING

B (41). Total Floor Area 726 sq.m.

FREEHOLD WITH VACANT POSSESSION



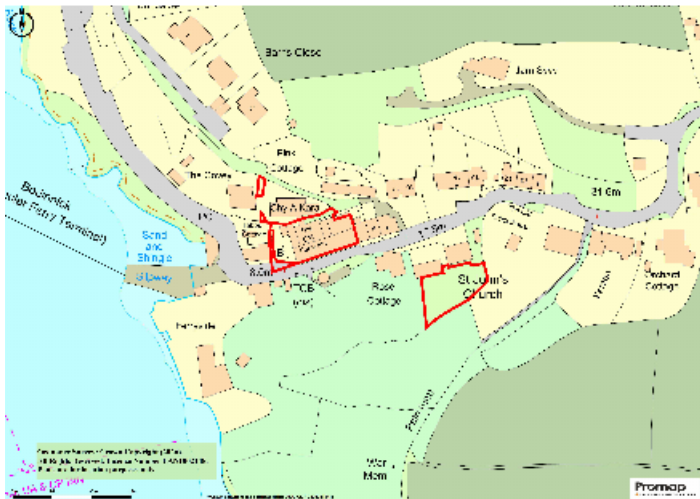
James Lofthouse/Katie Semmens
on [01392 366555](tel:01392366555)

Service Providers

[Click here](#) if you are looking for a solicitor, insurance company, finance company or a property related organisation or firm

Additional Pictures





Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)