



THE OLD MANOR HOUSE, BOSCASTLE



THE OLD MANOR HOUSE

THE BRIDGE, BOSCASTLE, CORNWALL PL35 0HE

- An appealing, Grade II Listed licensed restaurant and takeaway located in the picturesque harbour village of Boscastle in North Cornwall
- A particularly broad-fronted property with the Old Manor House, equipped takeaway and Trade Garden fronting the roadside between the main car park and Boscastle Harbour
- The well-proportioned property, requiring refurbishment, includes dining room; café; kitchen and a further fish and chip takeaway located adjacent to the Trade Garden
- 4-bedroom owners' accommodation
- Circa 80 cover Trade Garden and a further elevated garden for the owners' use
- Likely to appeal to buyers seeking restaurants, takeaways, bars and home and income opportunities

FREEHOLD

GUIDE £445,000

SOLE AGENT





LOCATION

The Grade II Listed Old Manor House occupies a prime trading location between the main car park and the beautiful harbour of Boscastle. The village attracts visitors throughout the year due to the beautiful National Trust harbour, clifftop views and access to the South West Coast Path with miles of rugged North Cornish coast accessed from the village.

The local amenities of Boscastle include public houses, restaurants, doctors' surgery, primary school, a Tourist Information Centre and a range of independent retail outlets.

DESCRIPTION

The landmark Grade II Listed Old Manor House is currently closed, however has previously traded as a successful restaurant/café, fish and chip takeaway and licensed Trade Garden from its prominent trading position in the heart of Boscastle.

The accommodation briefly comprises reception hall with access to cloakroom wc; dining room; café/servery area; commercial kitchen with walk-in larder and preparation areas. The property has linked access to a fish and chip shop takeaway including a Preston & Thomas 4-pan range and preparation areas.

On the first floor of the main building, is the owners' accommodation which comprises a living room enjoying a dual aspect; kitchen; four bedrooms (one ensuite) and a family bathroom wc.

Externally, as previously mentioned, the licensed premises include a well-proportioned, level Trade Garden which can provide covers for up to 80 persons and the owners' accommodation includes an elevated garden and decked area for private use. This area also includes a large walk-in chiller.

Whilst the property does require some refurbishment, we are sure the Old Manor House would appeal to a range of leisure and licensed and home and income purchasers.

SERVICES

Services connected to the premises include mains water, drainage and 3-phase electricity. LPG gas tank and oil central heating. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The property has a Rateable Value of £20,500 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

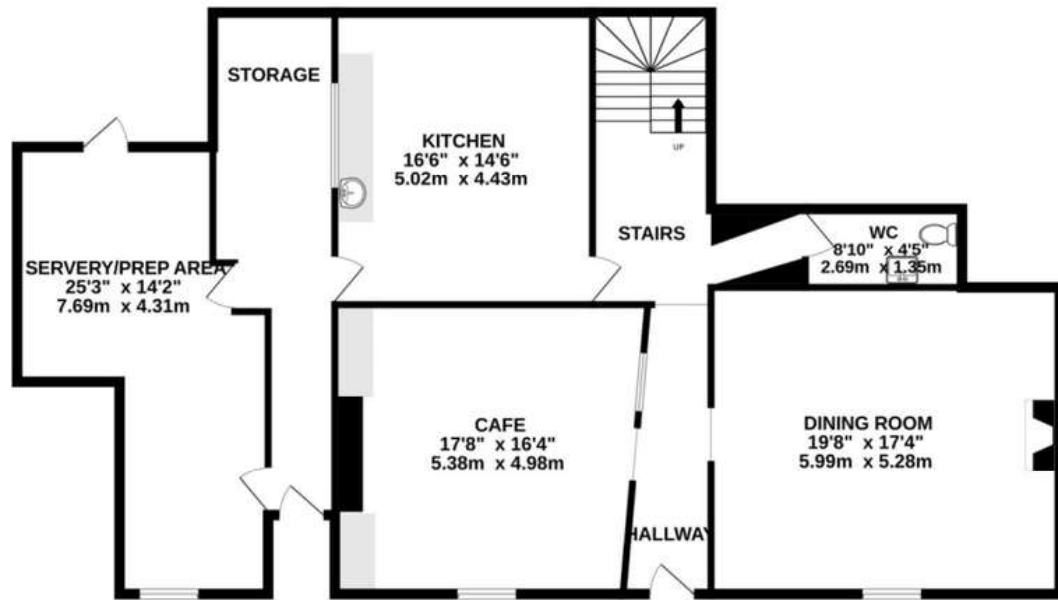
EPC

The premises has an EPC Rating of D under Certificate Reference Number 2807-6016-9137-5241-0184.

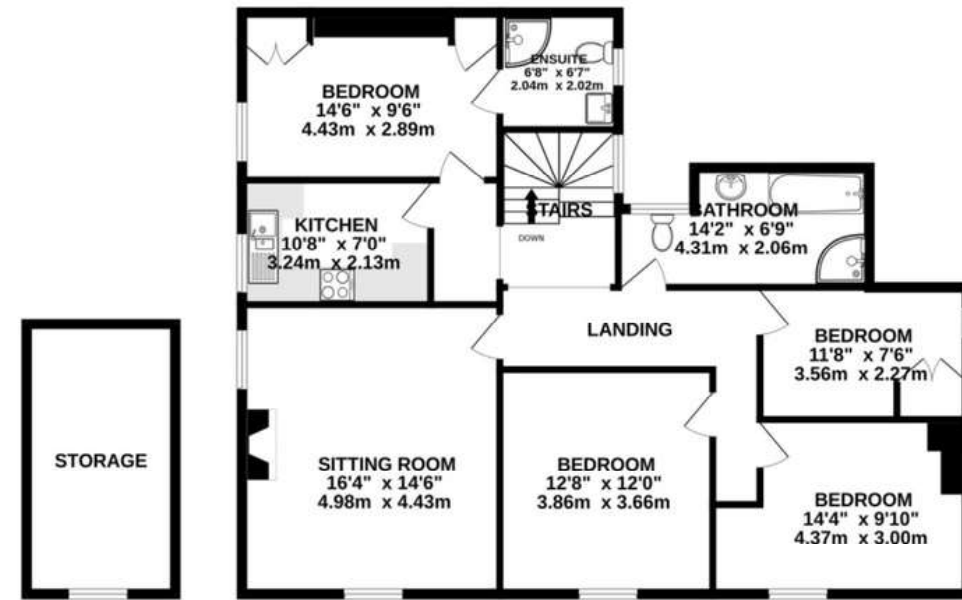




GROUND FLOOR
1492 sq.ft. (138.6 sq.m.) approx.



1ST FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA : 2719 sq.ft. (252.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.





CHARTERED SURVEYORS

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