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The Old Mill House

Little Petherick, Nr Padstow, Cornwall PL27 7QT

- A stunning, Grade II Listed character guest house and bistro in the heart of a small hamlet, approximately two miles from the picturesque harbour town of Padstow
- Seven quality en-suite guest bedrooms, well appointed public areas including reception lounge, 24-cover bistro with character features and a guest lounge
- Owners' accommodation including an en-suite double bedroom and a ground floor lounge / study
- Beautiful, landscaped terraced gardens bordering the creekside offering al fresco dining / tea garden opportunities
- Successful business with average turnover in the region of £250,000 over the last two years
- Wonderful lifestyle opportunity to live and work in one of Cornwall's most popular regions

FREEHOLD

GUIDE IN EXCESS £1,100,000

SOLE AGENT



LOCATION

This Grade II Listed, character guest house and bistro enjoys a central position within the small hamlet of Litte Petherick, in an area of Outstanding Natural Beauty, just two miles from the picturesque harbour town of Padstow on the North Cornwall coast.

DESCRIPTION

We understand that the property dates back to the mid-1600s and was originally constructed as a grist mill, used for grinding corn up until the early 1900s. The current proprietors have carried out a sympathetic refurbishment campaign during their period of ownership where the property now briefly comprises a welcoming reception lounge with feature fireplace and reception desk; ladies and gents cloakrooms; a beautifully appointed 24-cover bistro with many character features; guests' lounge; equipped commercial kitchen; owners' lounge/study; seven extremely well appointed en-suite guest bedrooms (four taking in views over the landscaped terrace garden), and a private owners' double bedroom with en-suite bathroom. Five of the extremely well appointed guest bedrooms are located on the first floor, with a further two located on the second floor.

Externally, to the rear lies a delightful, landscaped terrace garden (a potential tea garden), which borders the creek. The well stocked garden includes various seating areas for guests to enjoy, and immediately to the rear of the property is an electric powered water wheel adjacent to a further terrace with an outside built-in pizza oven.

For further information, interested parties are welcome to view our clients' website (www.theoldmillhouse.com).

THE BUSINESS

This successful, family run business trades approximately 10 months of the year, offering the seven guest bedrooms on a bed and breakfast basis alongside the very popular bistro which has collected numerous accolades over the years. Combined, the average sales over the last two years was

in the region of £250,000. There is certainly potential to enhance the lucrative trade further by perhaps opening for lunches and a tea garden from the idyllic creekside location.

We are sure discerning purchasers will appreciate the quality of the accommodation and thriving business in the extremely generous, tranquil creekside location close to Padstow.

FIXTURES, FITTINGS & EFFECTS

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.

SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

BUSINESS RATES

The property has a Rateable Value of £6,100 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

An EPC Certificate has been commissioned.

VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.





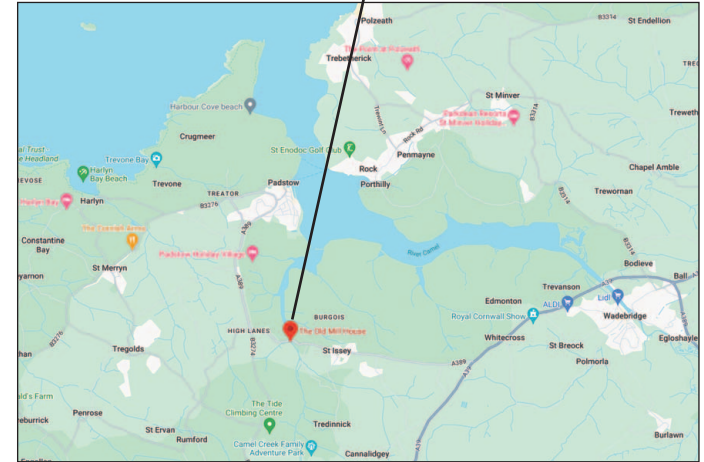
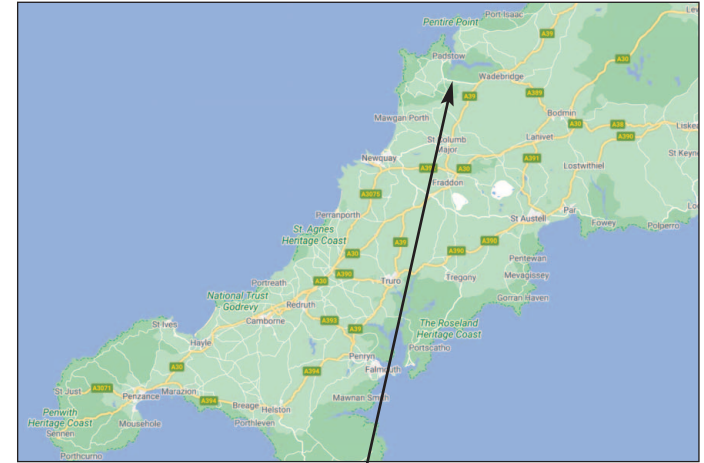
THE OLD MILL HOUSE, LITTLE PETHERICK
 Approx. gross internal area 323.5 m² (3483 m²)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error, omission or misstatement.

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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