



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8800

Offers around £750,000

(To include goodwill, fixtures and fittings, plus stock at valuation)
(Riverside woodland garden opposite available by separate negotiation)

St Mawgan Stores & Tea Room,
St Mawgan-In-Pydar, Newquay, Cornwall, TR8 4EP

FREEHOLD



In an utterly idyllic setting in the heart of an historic village that straddles the River Menalhyl, a perfect 'lifestyle' home and business opportunity including a quintessential village store with Community Post Office and 80 cover tea room and tea garden, with spacious 3 double bed roomed owner's accommodation over. In a Conservation Area and Area of Outstanding Natural Beauty, enjoying a blissful and sheltered location yet only 2 miles from the nationally renowned surf at both Mawgan Porth and Watergate Bay beaches. An area of riverside woodland garden opposite the property is available by separate negotiation.





SUMMARY OF ACCOMMODATION

Ground Floor: spacious well presented village stores with Post Office. Kitchen with display and serving area, tea room with historic vine, wc. Hall and extensive stock/freezer room.

First Floor: landing, living/dining room, principal bedroom with en-suite shower room, 2 further double bedrooms, bathroom.

Outside: multi award winning south facing gardens with paved terraces. Various outbuildings including stores and garage.

An exquisite swathe of woodland garden fronting the river opposite the property and extending to about 0.15 of an acre is available by separate negotiation.

Turnover information is available strictly upon application to the selling agent.

DESCRIPTION

For those searching for an already successful business with home attached, St Mawgan Stores and Tea Room should certainly be high on the list. This delightful period building (non-Listed) has stood on this site for hundreds of years, facing across to a beautiful swathe of woodland which fronts the River Menalhyl as it winds its way down the valley to Mawgan

Porth beach under 2 miles away. This area of woodland is also available by separate negotiation.

The handsome and broad double fronted façade opens into a generously sized general stores with all the day to day needs catered for along with specialist sections including an Off-Licence and a Community Post Office. The stores is well known for its community focus and has many regular year round customers bolstered greatly by the summer tourist trade.



To the rear of the building are splendid gardens which have won multiple awards and can provide up to 60 covers for the very successful tea garden which also includes 20 further covers inside. The Tea Room has also won Cornwall Tourism Board Awards. The tea room has its own intrigue as it is effectively a large conservatory with the entire ceiling cradling a productive grape vine which was brought to the property about 80 years ago from the nearby convent and more recently the conservatory was then built around it. Within the gardens are various terraces providing secluded corners and more open spaces with the option to create areas for larger parties. Good quality dry stores and a small single garage approached off a side lane provide convenience. The guests for the tea rooms can follow this lane to the side of the property which leads to the village car park with plentiful space.

Also, on the ground floor of the building is a large well fitted kitchen which is used by the owner's accommodation and for the tea room and there is an extensive stock room and stores. The majority of the owner's accommodation is found on the first floor with a generous living/dining room and three bedrooms, the principal of which has an en-suite shower room and the other two share a bathroom.

The income stream is particularly strong including the salary for the Sub Post Office Mistress or Master, income from the shop and the tea room and tea garden. Our clients have greatly improved the property during their about 7 year ownership and have operated the businesses on a lifestyle basis allowing themselves



an hour for lunch during the week by closing the shop and also shutting for Saturday afternoon and Sunday to allow for family trips to the beach. This is evidently a superbly run and well maintained business with a loyal following that also makes for a delightful home in an historic, sheltered yet near coastal location.

LOCATION

The very pretty village of St Mawgan-In-Pydar lies in the Vale of Lanherne, a few miles north of Newquay and only 2 miles along the road to the surfing paradises of Mawgan Porth and Watergate Bay. The slow moving River Menalhyl runs quietly through the village with an ancient bridge crossing it at one point and a fording bridge with pedestrian crossing outside of the Victorian primary school which is adjacent to St Mawgan Stores. Between these two points the river runs beside the swathe of woodland



owned by the property available by separate negotiation. There is a real sense of history around the village including St Mawgan Church believed to have been named after a 6th Century Welsh abbot, Lanherne Carmelite Convent (still in use) and the Falcon Inn, a traditional country pub with oak beams and a roaring fire that is believed to date from the mid 1700's. Much of the elegant period splendour of the village is down to the Arundell family who had lavish wealth and for over 500 years were Lords of the Manor. Other highlights of the village include a large level playing field beside the river and a Japanese gardens.

St Mawgan is only 2 miles away by road from Mawgan Porth beach and even less so on foot as a footpath leads from the village, down the valley to Mawgan Porth from where footpaths then continue over the dramatic surrounding headlands and coves on the South West Coast Path. Mawgan Porth is one of Cornwall's most highly regarded surfing beaches with multi-million pound homes set on the hillside above with various shops and cafés as well as the Scarlet Hotel which has a restaurant and health spa with indoor and outdoor swimming pools. In general, the area is one of Great Landscape Value, an Area of Outstanding Natural Beauty and St Mawgan-In-Pydar is a Conservation Area.

Within easy driving distance are Padstow to the north and Newquay to the south with Newquay being Cornwall's surfing capital and Padstow having numerous high quality restaurants around its harbourside overlooking the Camel Estuary. Rick Stein has restaurants in Padstow. Cornwall Airport Newquay is less than a mile away providing internal and international flights. The main road network is around 2 miles away including the Atlantic Highway stretching along the north Cornish coast into Devon and the main A30 expressway which runs through the spine of Cornwall joining the motorway network at Exeter. Truro, Cornwall's capital city is about ½ an hour's drive away.



Mawgan Porth Beach

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

STORES AND POST OFFICE – 29' x 22' approx. Arranged in a horseshoe shape with extensively Delabole slate flagged flooring and areas of smooth concrete flooring. Painted beamed and boarded ceiling. Post Office counter. Very broad historic multi pane windows to either side of the central entrance door, further window in the Post Office area overlooking the garden. Small lobby to the rear with doors to the owner's accommodation and kitchen.



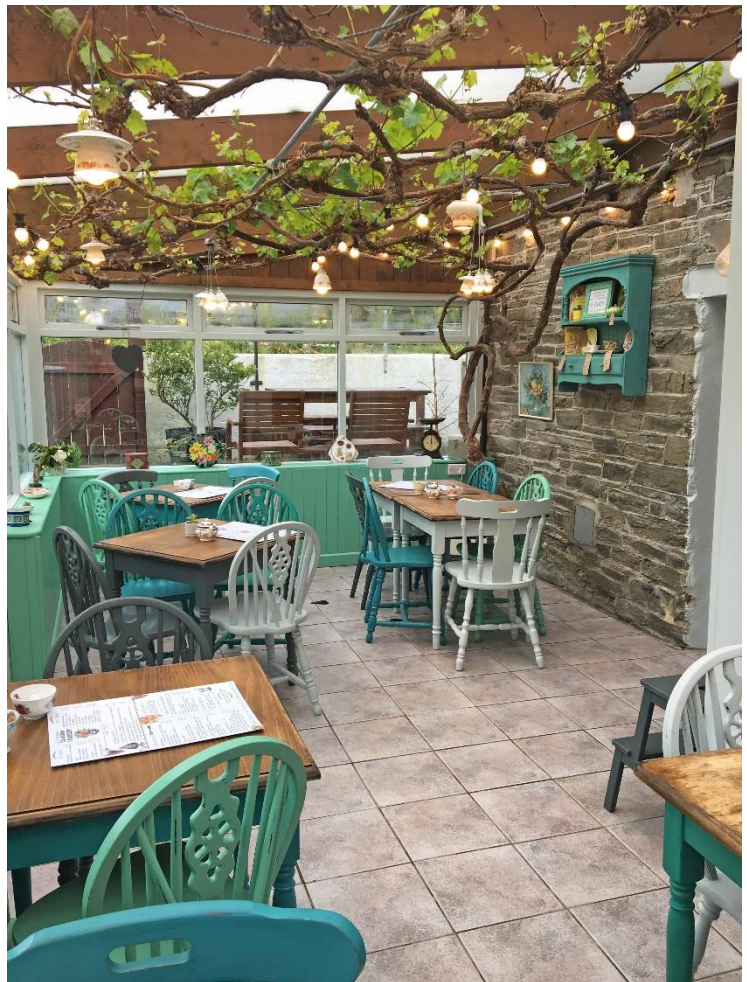
KITCHEN – 20'1" x 12'6". White painted beamed and boarded ceiling, tiled floor throughout. Extensively fitted kitchen area with cream high gloss fronted units under oak worktops with matching upstands and high level shelving. Two fitted oven/grills, six burner gas hob, stainless steel 1½ bowl sink and drainer with chrome mixer tap over. Commercial style fast dishwasher (new). American style fridge/freezer. Further serving area with roll edged stone effect worktops and extensive shelving below where customer orders are taken, coffee is made and with a chilled display cabinet for cakes beside. Painted beamed and boarded ceiling, window to the garden, further obscured window. Pair of glazed doors to the Tea Room.



TEA ROOM – 22'8" x 10'7" reducing to 6'5". A spacious conservatory style room with extensive glazing on two elevations and fully glazed doors opening to the garden. Monopitch polycarbonate roof with spectacular grapevine which was brought to this property 80 years ago from the nearby convent. Tiled floor throughout, one exposed stone wall on the rear of the historic building. Painted wood boarded walls below the windows.

WC. Entered through a lobby giving privacy. White wc, white wash basin with chrome taps and white tiled splashback. Tiled floor, extractor fan.

STAIR HALL. Huge Delabole slate flags on the floor, staircase to the first floor, window to the side, space for coats and shoes and more room below the staircase. Approached via a door from a small lobby at the rear of the stores which is adjacent to the door into the kitchen. A door from the hall opens to:-



STOCK ROOM – 35' x 5'3" average. Additional external door opening to the garden allowing various ways of using the space in a practical way. Extensively fitted with shelving, plentiful space for chest and larder freezers, washing machine and tumble dryer. Stainless steel sink with chrome mixer tap. Window to the side.

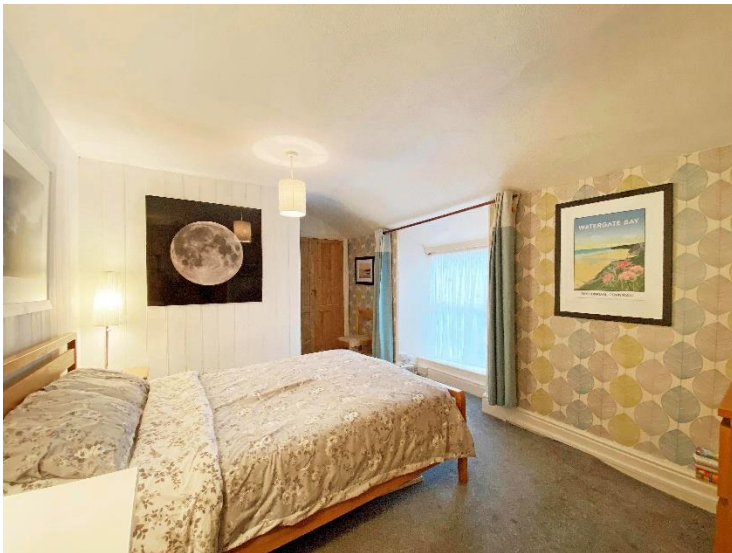
FIRST FLOOR

LANDING. Window to the side with deep sill, long shelf over an historic wall. Short inner landing off. Doors to:-

LIVING / DINING ROOM – 16'4" x 13'2". Window to the front looking across to the woodland and the river. Faux fireplace with stone uprights and broad wooden mantel with further shelving to the side in front of a vast period chimney breast (not visible). Door to the side of the fireplace opening to a very deep cupboard that extends around towards the rear of the chimney breast and may have once been a priest hole.



PRINCIPAL BEDROOM – 12'5" extending to 15'8" to front of wardrobe x 10'2". Large window to the side, access to loft space, exposed wood doors to a recessed wardrobe. Door to:-



EN-SUITE SHOWER ROOM. Glazed screened and tiled shower enclosure with chrome mixer shower. White pedestal wash basin with chrome taps, white wc with macerator. Fully tiled walls, extractor fan, mirror with integrated lighting over the wash basin, chrome heated towel rail.

BEDROOM 2 – 12'8" x 12'1". Window to the front with deep reveal, two recessed wardrobes/cupboards.



BEDROOM 3 – 11'3" x 9'10". Window to the side, full wall of fitted cupboards/wardrobe space.

BATHROOM. White sanitaryware including a wc and pedestal wash basin with chrome taps. Bath with chrome mixer tap and shower over with shower screen beside. Fully tiled walls, electric shaver socket, obscured window, heated towel rail.

OUTSIDE



A small lane beside the property leads to the village car park where patrons of the tea room and tea garden can park just a few yards from the side entrance gate. The south facing gardens are exquisite having been awarded in Newquay in Bloom five times during our client's ownership. They make an enticing place for paying guests with shaped lawns and various paved terraces providing open spaces and more intimate alcoves for seating all set



around spectacular planted borders filled with all manner of ornamental small trees, flowering shrubs and bedding plants. The tea room space extends beyond the initial area of garden, below a wisteria covered pergola and between outbuildings with simple access to all of it from the glazed double doors of the tea room. Power is led through the garden to the end terrace.

OUTBUILDINGS

TEA ROOM STORE – 10'3" x 7'3". Pedestrian door, recently replaced roof with skylight, power and light.

WORKSHOP – 8' x 7'2". Pedestrian door, recently replaced roof with skylight, power and light.

GARAGE – 16'4" x 8'. Metal garage door, pedestrian door and broad window to the garden, lighting. Doorway to:-

STORE ROOM – 8'1" x 5'7". High monopitched ceiling, window to the garden, lighting.

Opposite the stores is a beautiful crescent shaped area of woodland that is



available by separate negotiation and would allow protection of the outlook and the ability to maintain this property's beautiful surroundings. This area of woodland fronts the River Menalhyl and has many possibilities either for personal use or potentially to expand the Tea Garden business, subject to any necessary planning consents.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR8 4EP.

SERVICES – Mains water, drainage and electricity. For Council Tax see www.mycounciltax.org.uk.

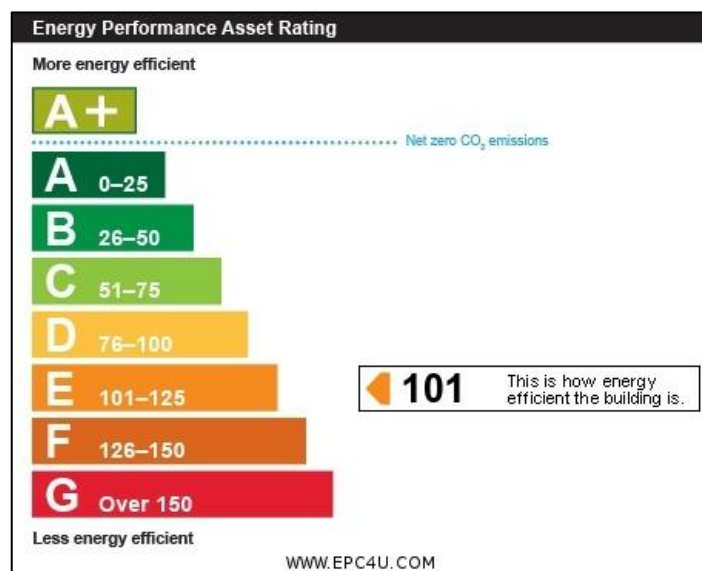
DIRECTIONS – From the A30 take the exit at Indian Queens signed to St Columb onto the A39. After a short stretch of dual carriageway take the third exit at the roundabout also signed to St Columb continuing on the A39. After a couple of miles at a large roundabout take the first exit onto the A3059 towards Newquay and follow this road until passing a car garage. Take the right hand turn signed to Watergate Bay, Mawgan Porth, St Mawgan and the Airport. Follow this road through a wooded valley and after rising up out of the trees take the right hand turning signed to St Mawgan. Proceed through the first part of the village and descend down until reaching the bottom of the valley at which point turn right beside the Falcon Inn and St Mawgan Stores will be found immediately on your right hand side with its woodland opposite. You can drive along the side of St Mawgan Stores and park in the public car park if there is no parking space available in front of the property.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

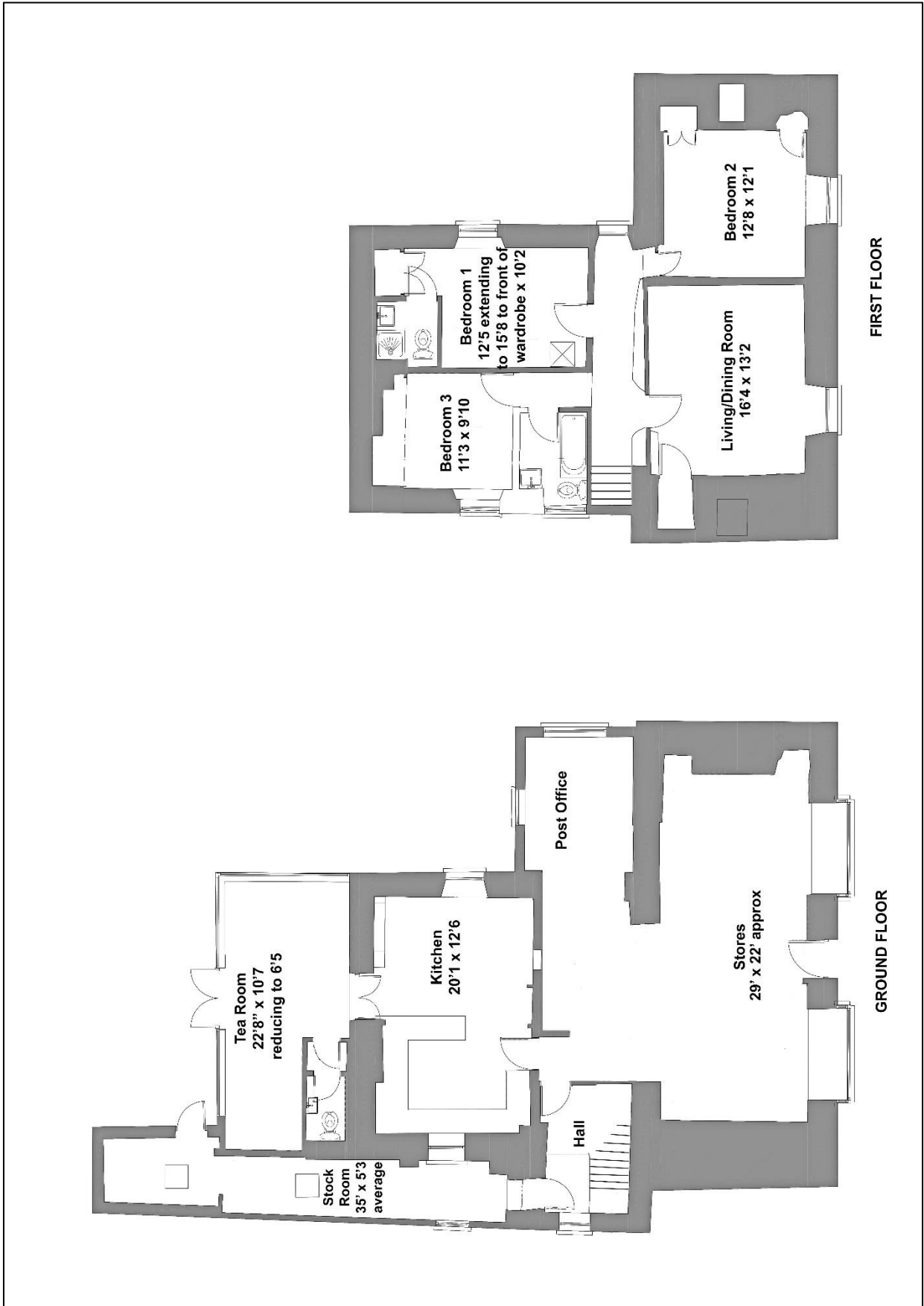
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.



**Land Plan showing St Mawgan Stores and Tea Room plus the additional river fronting woodland available by separate negotiation.
For information only, not to form any part of a sales contract.**

