



Description

An incredibly versatile opportunity to acquire a charming two storey former restaurant premises of circa 208 square metres in total, with parking and being prominently situated just off the A38, along with a sizeable attached but fully self-contained three bedroom house with additional loft room, previously utilised as owners accommodation, having the benefit of LPG central heating, partial double glazing, a large lawned garden and storage facilities, enjoying views over the surrounding countryside. The properties are likely to appeal to those looking for a home with additional business premises, or for the builder/developer fraternity as post works, break up and re-sale opportunities, with the potential for residential conversion of The Hayloft, subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Cornwall Council planning department.

Situated

The properties are situated just off the A38 running from Plymouth into Cornwall and circa 2 miles from the popular village of Menheniot with shop/post office, primary school, public houses and sports club and railway station, with further facilities and amenities available in the nearby towns of Bodmin, Liskeard and Saltash, with Plymouth city centre accessed via the Tamar Bridge.

The Hayloft – Ground Floor

Main reception area with former servery and seating area, two further dining rooms, rear kitchen with large store room off giving access to the rear of the property, three WCs.

The Hayloft – First Floor

Landing, two dining rooms, kitchen and rear store room.

The Hayloft Owner's Accommodation – Ground Floor

Entrance hallway, sitting room, kitchen/diner and large storage

room giving access to the rear of the property.

First & Second Floors

Landing, two double bedrooms, third bedroom with open staircase leading up to the second floor loft room, with velux windows and dressing area.

EPC Ratings

The Hayloft C
The Hayloft Owner's Accommodation E

Council Tax/VOA Rating

The Hayloft – VOA rating £9,900
The Hayloft Owners Accommodation D

Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.

Note

There is a right of way across the car park serving the neighbouring properties, their garage and associated car parking spaces. The rear garden currently has a gated pedestrian right of way for the adjacent property giving access to the car park. Please refer to the title documents contained in the legal pack for further clarification.