



Description

A rare opportunity to acquire a freehold Grade II Listed quintessential former tea rooms with owner's accommodation above, coming to the market for the first time in 50 years, being prominently situated in the pretty Devon village of Littleham on the road to the popular seaside resort of Sandy Bay. The property, while in need of sympathetic upgrading, offers versatile accommodation previously utilised as a restaurant with bar/servery area, commercial kitchen, prep/washroom to the ground floor, owners sitting room, double bedroom, former owner's kitchen and a bathroom to the first floor. To the front of the property there is the former beer garden offering additional seating areas and storage areas, two customer WCs and car parking to the rear of the building.

Situated

The pretty Devon village of Littleham caters well for day to day needs, set on the rural fringes of the popular seaside destination of Exmouth and in close proximity to Sandy Bay. Exmouth offers a wide range of educational and recreational facilities catering for all age groups, with bespoke shops, cafes and restaurants, along with a branch railway line to the cathedral city of Exeter and excellent access to Exeter Airport and the M5/A38/A30 road networks.

Ground Floor Tea Rooms

Entrance hall, restaurant and bar area, commercial kitchen and prep/wash room.

First Floor

Landing, sitting room, former kitchen, double bedroom and bathroom.

Outside

Beer garden with picket fencing, covered seating area and enclosed storage areas, two WCs and a car park to the rear.

Viewings

Strictly by prior appointment with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band/VOA Rating

Tythe Cottage Tea Rooms
£15,000

Owner's Accommodation – A

Tenure

Freehold

