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THE CARPENTERS ARMS

DUCKY ROW, LOWER METHERELL, CALLINGTON, CORNWALL, PL17 8BJ

- Charming 15th Century country free house
- Delightful setting heart of pretty S.E. Cornwall village
- Appealing "Olde Worlde" property of immense charm and character
- Lovely lounge bar, restaurant/dining area with covers approx. 40, commercial kitchen, cellar and WCs
- Attractive 4-5 bedroom (3 en suite) accommodation with lounge and separate kitchen/dining/family area
- Trade patio and private car parking
- Turnover in excess of £200,000 per annum
- Mainly wet led with genuine potential for food and Airbnb
- Popular community led pub. Viewing highly recommended



The Carpenters Arms is located in a delightful setting, in the heart of a very pretty and sought after S.E. Cornwall village of Lower Metherehl. It is a popular community led traditional village inn and enjoys a consistent year round local custom.

Lower Metherehl is an appealing and unspoilt village in the beautiful Tamar Valley area of Cornwall, designated as an Area of Outstanding Natural Beauty. There is a highly regarded primary school, church, post office, well supported community centre in the neighbouring village of Harrowbarrow and local amenities are available in Callington 2 miles to the west and the historic town of Tavistock 6 miles to the east, both of which bring a varied selection of shops and facilities. Gunnislake railway station is approx. 2 miles away, with the scenic Tamar Valley line offering a regular service into the major South Devon city of Plymouth. The pub is ideally situated for countryside walks, including a picturesque route through a National Trust property, Cotehele House, and the historic Morwellham Quay, both situated on the River Tamar.

The property is originally believed to date back to the 15th Century and has a wealth of character and charm that you would expect from a property of this age, with exposed stone walls, flagstone floors, beamed ceilings, open fireplaces etc. A modern extension was added in 1969 providing the restaurant area and kitchen at ground floor level, together with traditional living accommodation to the first floor. In brief, the property provides attractive bar, restaurant and dining facilities with commercial kitchen and cellar store to the ground floor area, together with spacious and versatile living accommodation to the first floor. Indeed, the accommodation at first floor level has been

extensively renovated by our client and could certainly be utilised for Airbnb or letting, depending upon a new buyer's requirements. An early viewing appointment is highly recommended to fully appreciate the location, charm and appeal and undoubted future potential of this most appealing country inn.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

LOUNGE BAR A charming lounge bar area with a wealth of "olde worlde" charm and character with flagstone floor, feature open fireplace with wood burner, beamed ceiling, exposed stone walls, wall lights and range of traditional bar furniture and effects.

BAR SERVERY With wood panelled front with polished serve over counter, full range of beer pumps and fonts and access to:-

UTILITY AREA With glass washer, commercial floor covering, coffee machine, stainless steel sink unit and bottle chillers. Internal stairs to first floor accommodation.

CELLAR Fully refrigerated with ring main systems and delivery access to outside.

RESTAURANT AREA Being semi open-plan to the main bar with separate patio doors to trade patio. A charming dining area with solid wood floor, part stone walls, feature fireplace, radiator, beamed ceiling, semi-circular stone servery, reception counter and range of quality wooden dining room tables and chairs with covers to accommodate up to 40 persons.

LADIES TOILET

LIFT Providing access to first floor accommodation.

KITCHEN Comprehensively fitted commercial kitchen with commercial floor covering, extractor canopy, stainless steel commercial sink unit, two stainless steel refrigerators, turbo oven, microwave, pizza oven, twin deep-fat fryer, hot cupboard and dishwasher.

FREEZER ROOM Commercial floor covering, chest freezer and shelving.

FIRST FLOOR

BEDROOM 1 A double bedded room with feature open vaulted ceiling, radiator, carpet, walk-in wardrobe, window to front aspect and **EN SUITE BATHROOM** with slipper bath, corner shower cubicle, low-level WC, heated towel rail and vanity sink unit.

OFFICE/UTILITY With plumbing for washing machine.

LOUNGE A well appointed room with window to front aspect, carpet, radiator, slate fireplace and French doors to balcony area.

KITCHEN/DINER/FAMILY ROOM A most attractive room with windows to both front and rear aspects, range of quality fitted wall and floor cupboard units with work surfaces, built-in dishwasher, washing machine and refrigerator, built-in oven with electric hob, breakfast bar, spotlights, part wood and part carpeted flooring, lounge seating area and lift access to ground floor.

BEDROOM 2 A double bedded room with radiator, carpet, fitted wardrobes, window to side aspect and **EN SUITE SHOWER ROOM** with double walk-in shower cubicle, low-level WC and vanity sink unit.

BEDROOM 3 A double bedded room with carpet and window to front aspect.

INNER HALLWAY/UTILITY AREA With range of wall and floor cupboard units and work surfaces, carpet and access to :-

BEDROOM 4 A double bedded room with radiator, carpet, window to side aspect and **EN SUITE SHOWER ROOM** with shower cubicle, low-level WC, vanity sink unit and part tiled walls.

NOTE: The private accommodation provides spacious and versatile living quarters. It could be utilised for multi-generational living, or alternatively for letting or Airbnb, depending upon a purchaser's requirements.

OUTSIDE Directly to the front of the property is a paved patio area with picnic tables and chairs and an ornamental wishing well. To the side is a timber storage shed which is utilised as an outside bar. Adjacent to the trade patio are the **GENTS TOILETS**. Directly to the front of the pub juts below the trade patio is a car parking area with space for approx. 10 vehicles.

SERVICES We understand that mains water, electricity and drainage are connected to the property. The premises have the benefit of an oil-fired central heating system.

THE BUSINESS

TRADE is that of a **CHARMING 15TH CENTURY OLDE WORLDE FREE HOUSE** which enjoys an delightful setting in the heart of this picturesque and sought after village in S.E. Cornwall. Our client originally managed the pub before purchasing it approx. 3 years ago. During her stay, she has made numerous improvements to the property which provides attractive trading areas to the ground floor which are complimented by spacious and versatile private

accommodation to the first floor.

The business is now only **OFFERED FOR SALE** due to personal reasons.

The business is **CURRENTLY RUN** by one full-time proprietor with two part-time staff. We understand that the **CURRENT OPENING HOURS** are:-

- Wednesday - Friday : 3pm to 11pm
- Saturday : 12 noon to 11pm
- Sunday: 12 noon to 9pm

Our client chooses to close the pub on Monday and Tuesday although these days could be reinstated by new owners if they wished to do so, particularly during the summer months.

The premises are a **FREE HOUSE** and are free from any trading tie. The business operates as a **TRADITIONAL AND FRIENDLY CORNISH PUB** which has the benefit of a strong and loyal customer base, helping to ensure a consistent and regular year round trade.

We understand that the **TURNOVER** for the 13 month period ending 31/08/2023 was approximately £210,000. We further understand that the **WEEKLY TURNOVER** is around £3,500 - £4,000. The large majority of trade is **WET LED**. At present, our client chooses only to offer food during the summer and it is felt that this is one aspect of the trade that offers **GENUINE POTENTIAL** for future development under new and enthusiastic ownership. There is also scope to introduce letting and part of the property certainly lends itself to Airbnb which could also be a valuable source of income moving forward. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £3,000 - £4,000.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

An excellent opportunity to acquire a most appealing character village inn with a strong community following. At present, it is a wet led free house but offers undoubted scope for future development with the introduction of food and letting.

Price :: Freehold : Guide Price :: £300,000.00 - £350,000.00 SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



