

The Old Inn & Restaurant

Churchtown, St Breward, Bodmin, Cornwall PL30 4PP

Colliers

For Sale



- 11th Century Award-Winning freehouse
- Idyllic honeypot village location on Bodmin Moor
- First time available for 25 years
- Net sales of circa £1m

£995,000 - Freehold

Viewing is strictly by appointment through Colliers

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Location

The Old Inn is located in the moorland village of St. Breward, which is renowned for its breathtaking panoramic views. This charming village is in close proximity to two of the Moor's well-known landmarks, Rough Tor and Brown Willy. St. Breward also serves as the gateway to the prestigious Camel Trail, a popular cycling and walking route.

The village of St. Breward is a thriving community, complete with essential amenities such as a primary school and a church. It is conveniently accessible via the A30 near Bodmin and the B3266 Camelford to Bodmin Road, making it an easily reachable destination for travellers and outdoor enthusiasts exploring the beauty of Cornwall. The Old Inn, a historic and welcoming pub, acts as a central point for both locals and tourists looking to enjoy the natural splendour and attractions in the area.

Bodmin Moor is a region of immense natural and cultural significance, adorned with enigmatic standing stones and ancient stone circles, highlighting its rich historical heritage attracting high levels of visitors and tourists. The opportunity to own a pub in the heart of this remarkable landscape is truly exceptional.

Description

The Old Inn is a historic and renowned Cornish Inn, reputedly dating back to the 11th century. It stands as the sole public house in St. Breward and is situated right next to the hilltop Parish Church. Perched at approximately 720 feet above sea level, The Old Inn holds the distinction of being the highest public house in Cornwall.

This building, which initially encompassed only the middle bar area and kitchens, was constructed at the same time as the original church and served as the residence for the monks who were engaged in building the church. Within the bar areas, you can still find the original granite fireplaces, believed to be from this very era. Notably, the fireplace behind the front bar has recently been uncovered and meticulously restored by the current owners.

The Old Inn also offers flexible accommodation above, providing a comfortable home for potential buyers or presenting further investment opportunities. The current owners have made significant investments and improvements during their 25-year ownership. The reason for the sale is due to the vendor's desire to pursue other business interests.

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The Business

This thriving profitable business operates seven days a week, providing consistent service, from 11am to 11pm.

FOOD SERVING TIMES:

Monday - Friday: 11am - 2pm & 6pm - 9pm Saturday: 11am - 9pm

Sunday: 12pm - 9pm

The old inn is famed for its high-quality home cooked food and drinks, creating a delightful culinary experience for all who visit. In supporting local Cornish businesses, the Old Inn ensures the incorporation of Cornish produce throughout their menu.

With an extremely loyal and extensive local following, the establishment has become a beloved fixture in the community, attracting patrons from near and far who appreciate its exceptional offerings.

During seasonal months, this business experiences a remarkable boost in activity, further solidifying its position as a go-to destination for those seeking seasonal delights.

The trading profit and loss account to the year ended 31st December 2022 showed net sales of £1,004,785. Further detailed accounting information will be made available with the vendors consent upon request.



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Accommodation

ENTRANCE PORCH

Exposed stone walls, door to front bar.

FRONT BAR (8.9 x 3.9m)

Traditional bar dining/area with open beam ceiling, flagstone flooring, exposed stonework and open fireplace. Fully fitted and equipped for 15+ covers. Widescreen colour television.

BAR SERVERY

Return oak bar counter.

ADJACENT BAR AREA (6.9 x 3.15m)

Similar style bar dining area with open beams, flagstone flooring, exposed stone wall and decorated with an array of bric-a-brac. Feature wood-burner. Fully fitted and equipped for circa 15 covers.

BAR SERVERY

Oak counter with touchscreen cash register and refrigerated cooling cabinets.

BAR DINING AREA (5.2 x 5.2m)

Open beam ceiling, exposed stone walls and slate flooring. Accessed from the car park area. Widescreen television. Fully fitted and equipped for circa 25 covers.

OUTSIDE SMOKING AREA

RESTAURANT/FUNCTION ROOM (12.6 x 8m)

Extensive and well-proportioned restaurant area. Fully fitted and equipped for circa 100+ covers. Beam ceiling, wood flooring, carvery operation.

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Extensive and well-proportioned restaurant area. Fully fitted and equipped for circa 100+ covers. Beam ceiling, wood flooring, carvery operation.

BAR COUNTER

Oak fronted counter with touchscreen cash register and bottle cooling cabinets.

GENTS WC

LADIES WC

DISABLED WC

Including baby changing facilities.

OUTSIDE TRADING AREA

Includes balcony, accessed from Function Room, fully fitted and equipped for circa 20+ covers.



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COMMERCIAL KITCHEN (7.4 x 4.5m)

Extensive kitchen area. Fully fitted and equipped with aluminium extraction system, gas grills, twin deep fat fryers, two Rational combi-ovens, range of stainless steel worktops and refrigerated counters, walk-in chiller and walk-in freezer.

WASH UP AREA (4.3 x 3.2m)

Adjacent to kitchen are with commercial washer and sink unit.

DRY STORE

Equipped with ice-making machine

STORE ROOM

BEER CELLAR

Fitted with new cooling system.

PASSAGE WAY TO OWNERS' ACCOMMODATION

OFFICE (3.5 x 3.2)

Equipped with CCTV, desk and flagstone flooring.

UTILITY STORE ROOM (3.4 x 2.3m)

Flagstone flooring equipped with washing machine and tumble dryer.

STAIRWAY TO FIRST FLOOR

SITTING ROOM (4.5 x 3.75m)

Fully carpeted.

KITCHEN/BREAKFAST ROOM (5.1 x 3m)

Equipped with a full range of cupboards and work surfaces. Access to flat roof area equipped with solar panels.

BEDROOM 1 (3.9 x 3.3m)

Walk in shower, wc, wash hand basin and underfloor heating.

BEDROOM 2 (3.9 x 3.45m)

En-suite bath, wc and wash hand basin.

BATHROOM

Bath, wc and wash hand basin.

OUTSIDE

To the side of the property lies an extensive car park for circa 20 cars with public car parking available.

ANNEX BUILDING

Comprises a linked, single-storey construction under a pitched slate roof formerly used as a general store but could be used for a variety of other purposes to include potential accommodation, sports bar etc.

GARDEN AREA

Inner enclosed garden area fully equipped with picnic bench table seats.



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Services

Services connected to the premises include mains water, drainage and electricity. LPG gas for cooking. (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 £40,250 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

Licence

The property has the benefit of a Premises Licence issued from Cornwall Council numbered E1004740. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

Energy Performance Certificate

EPC - B

Tenure

The Old Inn is available freehold and free-of-tie.

Price

£995,000 for the freehold interest to include fixtures, fittings & goodwill. Stock at valuation in addition.



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Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender of broker involved.

To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

For more information, please contact:



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