

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

THE DEVONPORT INN (RES) THE CLEAVE, KINGSAND, TORPOINT, CORNWALL, PL10 1NF

OFFERS OVER £900,000





WHITSAND BAY 1.5 MILES, PLYMOUTH 11 MILES, LOOE 14 MILES, FOWEY 30 MILES

An historic grade 2 listed freehouse in a "world class" beachside location within one of Cornwall's foremost iconic coastal villages and commanding an awe inspiring prospect over the shimmering azure waters of Plymouth Sound, with landmarks including The Breakwater, The Mewstone and The Rame Peninsula providing mesmerising views. About 2327 sq ft of Accommodation, Open Plan Bar and Dining Area (30 covers), Well Equipped Commercial Kitchen, Cellar and Stores, 3 x WCs, 2 Bedroom Owners Accommodation, Roof Terrace, Outside Seating (20 covers)



LOCATION

The Devonport Inn is located in a spectacular setting in one of the most beautiful parts of England often referred to as "The Forgotten Corner" or the Cornish Riviera. It lies in a traffic free location adjacent to the waters edge in the picturesque village of Kingsand, the entire village is a designated Conservation Area and directly adjoins the sheltered and crystal clear waters of Plymouth Sound.

Cawsand Bay is renowned by yachtsmen as a safe anchorage, sheltered from the prevailing south westerly wind the bay attracts all manner of watercraft from dinghys and yachts through to power/motorboat including superyachts and tall masted sailing yachts. These visitors invariably come ashore for food and drink, creating a truly vibrant atmosphere during the Spring, Summer and Autumn months.

Steeped in history, Kingsand together with its neighbour Cawsand are the quintessential Cornish seaside villages intertwined by narrow streets with "chocolate box" fisherman's cottages. The South West Coast Path can be accessed nearby and from here one can enjoy views across the bay to Fort Picklecombe, the Mount Edgumbe Estate, Plymouth Breakwater, the City of Plymouth and Dartmoor on the horizon. The constant passage of commercial, naval and pleasure craft around the bay and in the entrance to Plymouth harbour, makes this an extraordinary, distracting and inspirational outlook. For those with boating interests there are a wide range of marinas around Plymouth's waterfront to suit all types of craft. There is a summer ferry from Cawsand Beach to Plymouth and a further pedestrian ferry from Cremyll providing a year round service to the city.

The villages of Kingsand and Cawsand both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path. The Mount Edgumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies on the edge of the village.

Nearby St Mellion International Golf Resort offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant. There is a Montessori Nursery at St Germans (8 miles) and independent schools at Tavistock and Plymouth.

Plymouth has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferry port with services to France and Northern Spain. International flights are available from Newquay (44 miles) and Exeter (55 miles). The fabulous harbour side town of Fowey lies 30 miles to the west and the famous surfing beach of Polzeath is just over a 1 hour drive.



DESCRIPTION

The Devonport Inn is available on the open market for the first time in about 40 years (our clients acquired the business privately in 2016, having managed it since 2010) and is situated in a fabulous beachside location attracting year round trade.

The accommodation extends to about 2327 sq ft over three floors and briefly comprises as follows - GROUND FLOOR - Open Plan Bar and Dining Room with Sea Views providing covers for 30 with an open fireplace and a fine sense of atmosphere - Disabled, Ladies and Gents WCs - Fully Equipped Cellar - FIRST FLOOR - Commercial Kitchen - Staff WC/Laundry - Pot Wash Area - Storage/Stock Room - Sitting Room with Sea Views - Roof Terrace - SECOND FLOOR - 2 Double Bedrooms (1 Ensuite) both with Sea Views - Shower Room/WC.







THE BUSINESS

Under our clients stewardship The Devonport Inn has established a strong reputation for excellent food and drink with the emphasis on sourcing locally, there over 500 highly rated reviews on Google (overall rating 4.6) and over 500 on Tripadvisor (overall rating 4) and The Devonport Inn was mentioned by Conde Nast Traveller as one of their "17 Favourite Country pubs in the UK and Ireland" in June 2020. The husband (chef) and wife team have a mixture of 17 full and part time staff and close the business during January. Turnover for the year ended March 2022 was £700,000 with excellent profit margins and a similar figure expected this year (about 55% wet).

OUTSIDE

Immediately adjacent to the front of the building a cobbled terrace provides covers for 20. At the rear (first floor level) there is a courtyard/roof terrace used for storage but could perhaps be used as an owners outside private space.

EPC RATING - E, COUNCIL TAX BAND - A
Rateable Value - £38,250 (effective 1st April 2023).

DIRECTIONS

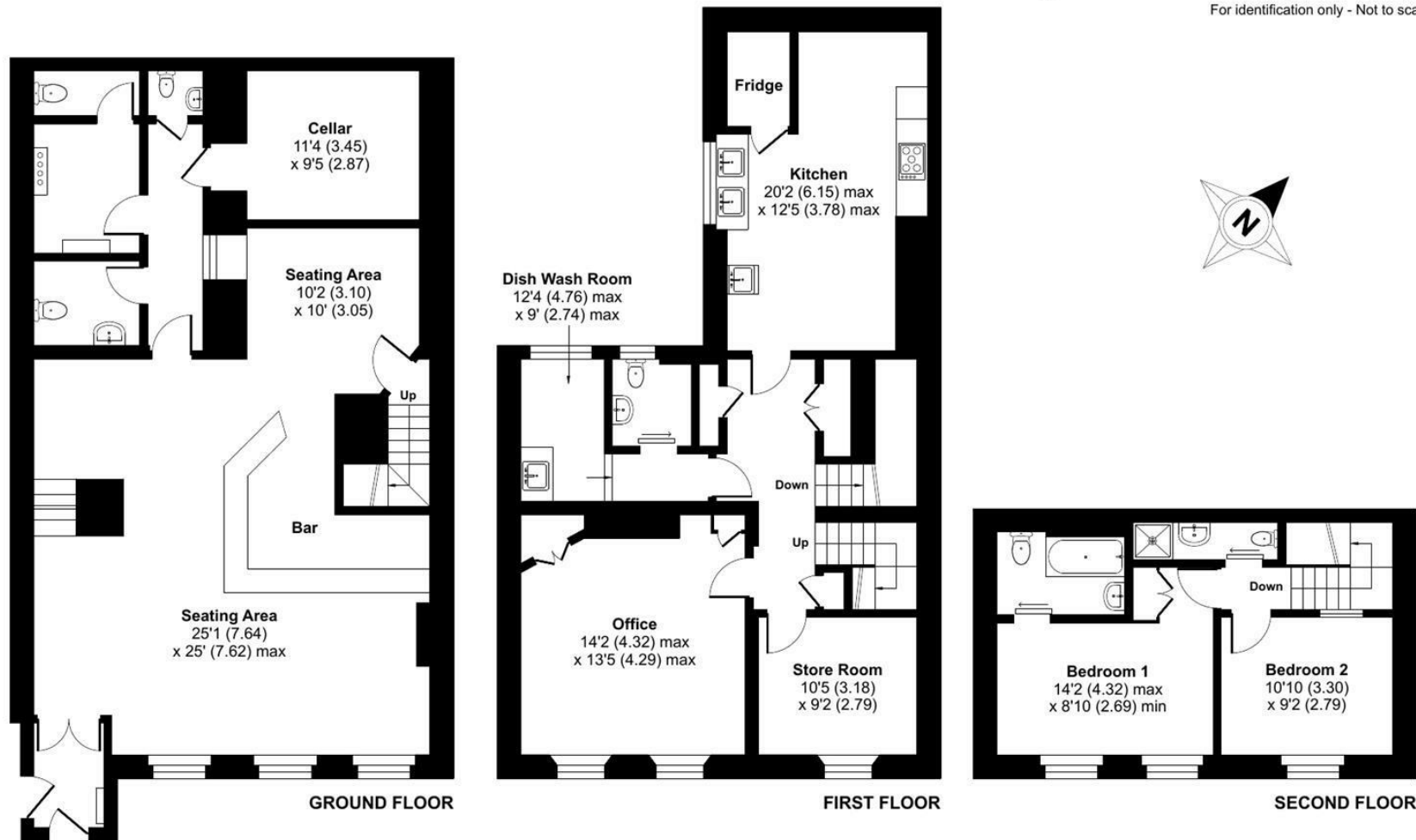
Using Sat Nav - Postcode PL10 1NF - please park in the village carpark and finish your journey on foot.



Kingsand, Torpoint, PL10

Approximate Area = 2327 sq ft / 216.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Scott Parry Associates. REF: 962624

These particulars should not be relied upon.