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OLIVES AND THE LOOKOUT THE CLEAVE, KINGSAND, TORPOINT, PL10 1NF

PRICE GUIDE £695,000





Escape to the Coast! - Come and live your dream on the fabulous Cornish Riviera - A unique opportunity to purchase a beachside home with income, comprising a café in a prime waterside village location with a pretty apartment over. Olives Café - About 630 sq ft, 30 Covers, Well Equipped, Immense Potential, Commercial Kitchen with Stock and Prep Area. The Lookout Apartment - About 630 sq ft, O/P Sea Facing Living Room/Kitchen, 2 Bedrooms (1 Ensuite), Bathroom, Currently Holiday Let.

ON THE BEACH, PLYMOUTH 11 MILES, WHITSAND BAY 2 MILES, LOOE 14 MILES

LOCATION

This unique property is located in a spectacular setting in one of the most beautiful parts of England. It lies almost on the waters edge in the heart of Kingsand, in a pretty Conservation Area, directly adjoining the crystal clear waters of Plymouth Sound.

Awe inspiring views of Kingsand waterfront can be enjoyed from both floors. The beach is a few steps away, from here and also from the South West Coast Path one can enjoy views across the bay to Fort Picklecombe, the Mount Edgcumbe 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, makes this an extraordinary, distracting and inspirational outlook.

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. A pedestrian ferry runs from Cawsand Beach during the Spring/Summer season giving direct access to the historic Barbican district of Plymouth. 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 Edgcumbe 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. The Cremyll Ferry runs a year round pedestrian ferry to Plymouth providing a very popular commuting and tourist link.



DESCRIPTION

Set in a prime trading position in one of Cornwall's most prized beachside villages, 20 yards from the beach and commanding an outstanding and uninterrupted panorama over the beautiful and sheltered waters of Cawsand Bay, this property represents a rare and almost unique opportunity to purchase a freehold café with apartment over enabling either occupation by the business owner or use as a holiday let.

Olives on The Cleave - comprising a 630 sq ft café with about 30 covers and a full drinks license. The café has a well positioned serving counter with a very well equipped and modern commercial kitchen with modern extractor system and stock/preparation areas. The café has historically opened seasonally under management, this coastal location is highly popular and there is the potential to open all year and in the evening. PLEASE NOTE that the premises will be sold fully equipped as seen to enable immediate trading.

The Lookout - comprising a 630 sq ft first floor apartment with panoramic views over Cawsand Bay and Plymouth Sound. The apartment has a vaulted ceiling with exposed beams and a balcony. The layout is demonstrated by reference to the floorplan. Currently used as a very successful holiday let, the apartment can be sold furnished and equipped (excluding personal items) subject to negotiation. This comfortable space is equally well suited to owner occupation.

THE BUSINESS

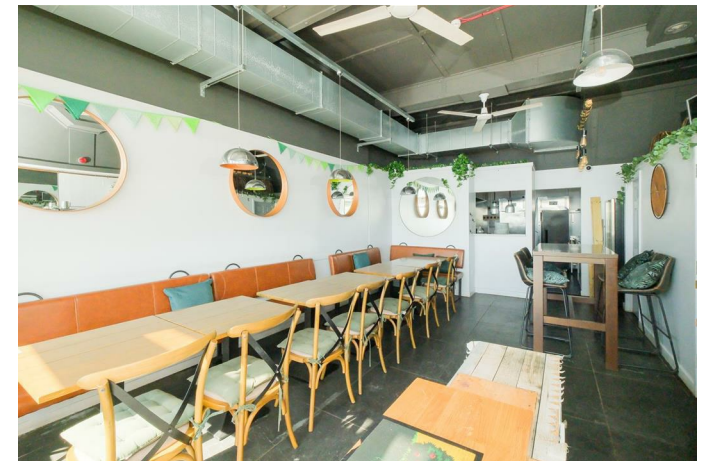
The property has not been used commercially for the last two years although we understand that the café element was successfully run on a seasonal basis and the holiday apartment was let all year round. Given the popularity of this coastal location the business has the potential to be profitably run all year round.

EPC RATING - OLIVES - C, THE LOOKOUT - D

SERVICES - Mains water, electricity and drainage. Broadband -
???? Mobile Coverage - Indoor - ?????, Outdoor - ?????

DIRECTIONS

Using Sat Nav - Postcode PL10 1NF - The waterfront area has restricted vehicular access (for loading and unloading) with no parking - viewers are advised to use the public carpark and proceed on foot.







Olives And The Lookout

Approximate Gross Internal Area = 137.8 sq m / 1483 sq ft

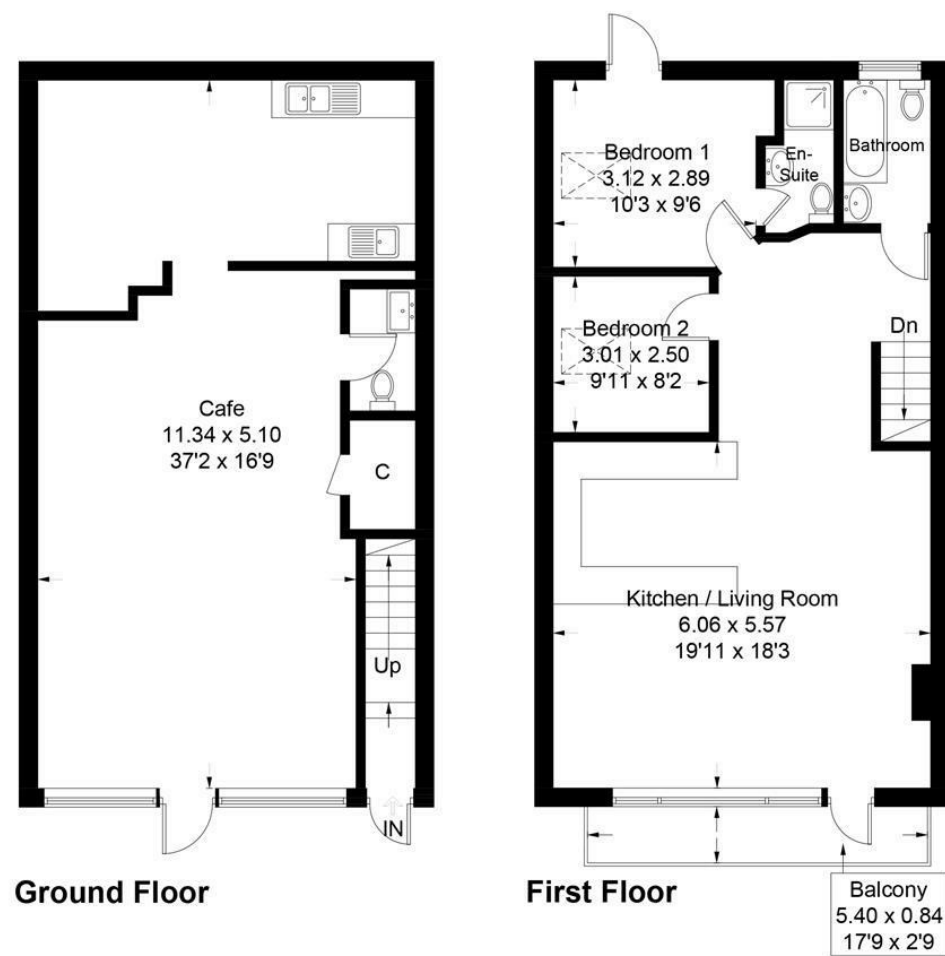


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID595519)

These particulars should not be relied upon.