



Kitnors

Ref: 3460467

Bossington, Somerset, TA24 8HQ

Leasehold: £160,000, Annual Rent: £13,800

National Trust Lease

Detached Thatched Cottage

Fantastic lifestyle opportunity

Large Tea Gardens

3 bedroom owners accommodation

Energy Rating E



Description

Kitnors is a traditional quaint English tea room situated in the heart of a traditional English village located within Exmoor National Park.

The property comprises a detached thatched cottage providing large tea gardens with outside kitchen.

Location

Bossington is a picturesque village nestled in the scenic surroundings of Minehead, England. With its charming thatched cottages, winding lanes, and lush greenery, Bossington offers a tranquil retreat for visitors seeking a peaceful escape. Located near the coast, it boasts stunning views of the Bristol Channel and is a perfect destination for nature lovers and hikers, with easy access to the South West Coastal Path. The village's quaint tea rooms and local pubs provide a warm welcome, inviting visitors to relax and enjoy the beauty of the Somerset countryside. Whether strolling along the coastal paths or exploring the nearby historic sites, Bossington promises a delightful blend of natural beauty and rural charm.



External Details

Large tea garden providing 40/50 covers with access through to a private garden that could provide a further 40 covers.

Fully functional outside kitchen and preparation area.

There is also a detached garage, several outside buildings and driveway with parking for several vehicles.

Trading Information

Trading information is available upon request.

The Opportunity

Kitnors is currently closed for the winter but will be reopening at the end of March (Thursday to Sunday) and will be made available with vacant possession. The tea room is ideally suited to someone who is looking for a lifestyle opportunity.

Internal Details

Enter via the wooden front door into the entrance hall leading to utility/boot room, large lounge/diner with open fire, fitted kitchen and downstairs bathroom and WC.

The ground floor has permission for one room to provide the sale of morning tea, coffee, light lunches and afternoon teas.

A staircase leads to the first floor landing leading to two large double bedrooms and office/bedroom three.

Business Rates

The rateable value is £640 as of 1 April 2023.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Reading



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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