



The Spainards Inn  
Fore Street | Cargreen | Cornwall | PL12 6PA











# DESCRIPTION

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Welcome to The Spaniards, an extraordinary riverside pub in Cargreen, Saltash. Spanning more than 6,000sq ft across its bars, kitchens, dining areas and a 4 bedroom, 3 bathroom managers apartment, this property offers an opportunity for its buyer to operate a pub and wedding venue, on the bank of the Tamar river.

With 400m of private quayside, a private slipway and spectacular managers accommodation. The property's idyllic location and its expansive views across the Tamar add to its appeal, promising a lifestyle that blends business with pleasure, where watersports and riverside relaxation can be part of your daily routine.

This is more than just a property; it's a chance to breathe new life into the building, attract visitors to the village, and to enjoy the unique living experience that comes with managing The Spaniards.

## Premises

The Spaniards Inn, also known as The Crooked Spaniards, beneath the apartment has been closed to the public since 2010, but has been used as a popular wedding venue since by previous owners. The building is renowned for its use as a setting for multiple ITV and BBC television series, including ITV's 2020 series 'The trouble with Maggie Cole' starring Dawn French.

The building is thought to date back to the 16th century, and was formerly known as The Royal Oak.

The Spaniards stands as a testament to traditional pub charm blended with ample space for modern hospitality ventures. This large pub is distinguished by its three main bar areas, each offering a unique atmosphere and setting for patrons.

**The Snug:** Located in the oldest part of the building, the snug invites guests into a cozy, intimate setting. With its large open fire, thick walls, and characterful features such as leaded windows and exposed beams, it offers a warm welcome and a step back in time.

**Main Bar Areas:** Beyond the snug, two expansive bar areas unfold, each boasting substantial seating arrangements. These spaces are designed to accommodate a lively crowd, offering versatility for any event or regular service. The character of The Spaniards shines through here as well, with more of those thick walls, leaded windows, and exposed beams that tell the story of the building's rich history.

**Dining/Function Area:** For larger gatherings, the dining/function area is capable of seating over 100 people. Guests will enjoy panoramic views across the river, making every meal or event memorable.









**Commercial Kitchen:** Supporting the extensive dining capabilities is a large commercial kitchen space. Equipped to handle high-volume service, this kitchen includes a dedicated carvery/serving area, facilitating a seamless flow from kitchen to the main dining/function area.

The Spaniards is more than just a pub; it's a versatile venue that marries the charm of its historical features with the functionality needed for a thriving modern business. The panoramic river views add a final, compelling touch, ensuring that whether guests come for the cosy ambiance of the snug, a lively evening in the bar areas, or a special event in the dining area, their experience is enhanced by the stunning backdrop of the Tamar.

This property represents a unique opportunity for anyone looking to invest in a pub with deep roots, ample space, and breathtaking views.

## **Outdoors**

From the living room, a door leads directly onto the apartment's balcony - a jewel in the crown of this fantastic home. Pull up a chair with your morning coffee, and take in the breathtaking views across the river from your own private, peaceful haven.

Not only is there a private balcony, but also an additional artificial grass roof terrace with hot tub, and plenty of space for a dining arrangement. Soaking up the sun in privacy whilst gazing at the stars or enjoying unspoilt panoramic morning views makes dining alfresco an everyday luxury. Water sports enthusiasts will also revel in the apartment's private slipway, as well as 400m of private quayside. With a home such as this, you'll feel like you're on holiday, every day.

## **First Floor Apartment**

The living space is set above the former inn on the first floor. The apartment can comfortably accommodate a large family, with four bedrooms in total. Three of the bedrooms are king-sized, with ample space for beds, wardrobes and additional furniture, if required. The fourth bedroom is a spacious double with stunning river views, and a fully-tiled ensuite bathroom incorporating a bathtub, shower, wash basin and separate WC. The apartment itself has been previously used as four separate holiday apartments with two shared bathrooms, so the level of space available as an entire accommodation is truly spectacular.

The kitchen is a contemporary space with an integrated oven, four-ring electric hob, plenty of storage within its modern units, and space for appliances. Natural light pours in through a skylight window in a vaulted ceiling, creating a bright and airy ambience prevalent throughout the entire property.

The living room area of this apartment is one of the real highlights of this home. Large enough to combine both seating and dining arrangements to create an open plan living/dining area, the room itself is the perfect place to bring family and friends together or host guests for an evening. The windows span the entire length of the exterior wall, creating an almost invisible divide between the home and the phenomenal views overlooking the river. Picturesque fields of green and gold paint the landscape beyond, as boats sail idly by beneath your window. This room really is the epitome of tranquillity.













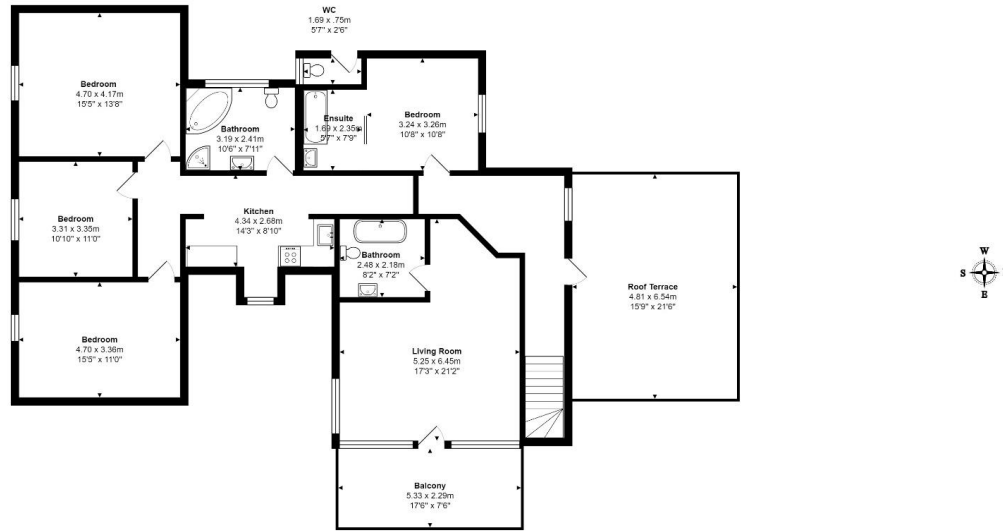
# KEY FEATURES

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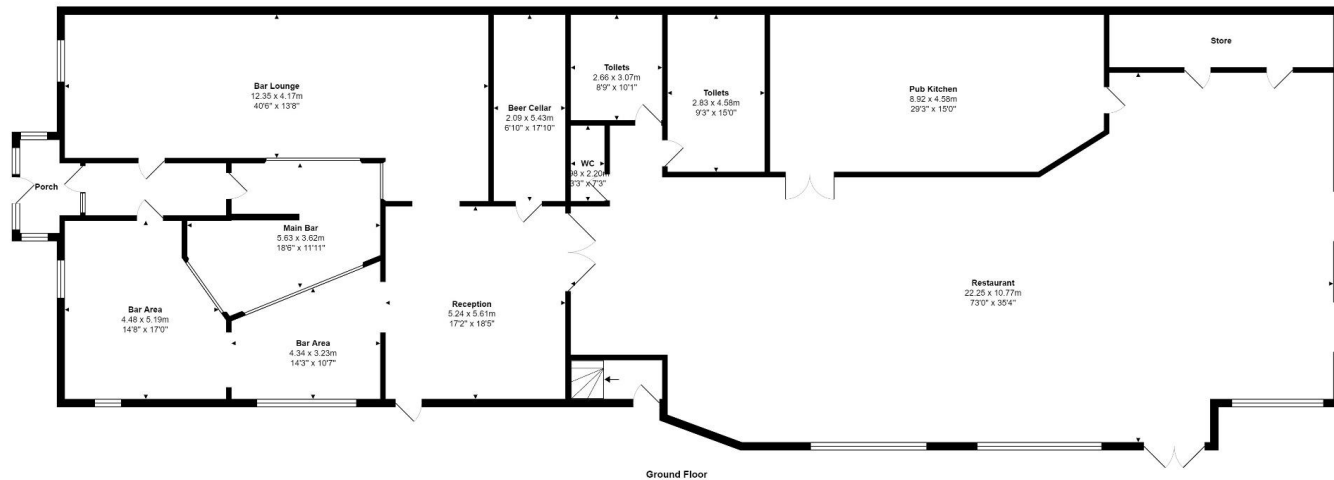
- EPC - C
- Former Public House
- 4 Bedroom Apartment
- 400 Private Quayside Area
- Slipway
- 6000 Sq ft
- Village Location







First Floor Apartment



Ground Floor

Total Approximate Area - 579.6 m<sup>2</sup> ... 6239 ft<sup>2</sup> (excluding roof terrace, balcony)

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchase or lease. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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