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St. James Place, Ilfracombe, EX34 9BH

£395,000





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# 10 St. James Place

Ilfracombe, EX34 9BH

Nestled within the heart of Ilfracombe, this enchanting property embodies a rich history that intertwines both rustic charm and culinary delight. A former three bedroom fisherman's cottage, its narrative has gracefully evolved over four decades into a cherished tea rooms that has served as a cornerstone of community life for over 40 years, flourishing for the last 26 years under the stewardship of its current owners. The property comes with spacious residential living above combining a thriving business with modern two bedroom living quarters.

Whether envisioned as a flourishing business venture or a private sanctuary, the property's allure is undeniable. Its prime location near Ilfracombe's renowned harbor and its existing infrastructure provide a solid foundation upon which new owners can build their vision, whether that be to enhance its thriving tea room legacy or to embrace its residential heritage.

Approaching the property, one is greeted by a picturesque scene: a delightful external front terrace adorned with a natural canopy of lush greenery and vibrant blooms. A gentle water feature provides tranquility, complementing the seven tables that invite guests to reside beneath the dappled sunlight. This terrace, a veritable oasis, offers a serene retreat where the beauty of nature seamlessly merges with the artistry of human hospitality.



Stepping inside, the tea rooms unfold with an abundance of characterful features and endless charm. Four additional tables await within, ensuring ample seating for up to 40 covers. The interior exudes warmth and intimacy, a reflection of the enduring appeal that has drawn patrons through its doors for generations.

The Business:

The current owners for a lifestyle balance only operate for 4 days a week during the summer season working from 10:30am to 5:00pm. Although only working these limited hours the business turnover is just under the VAT threshold while generating an impressive net profit.

They only serve a simple menu, comprising mainly of cream teas, cakes and sandwiches, ensuring those with no or limited experience could take the business on. Alternatively for those looking to expand on the menu and increase opening hours, it could be a real gold mine.





The versatility of the premises is evident: it can continue as a charming tea room, expanding its operating hours and days to comfortably surpass the VAT threshold, thereby unlocking greater financial opportunities. Alternatively, with its original residential layout intact, the property offers the flexibility to revert to a purely residential status, catering to those seeking a peaceful coastal retreat or a home imbued with historical charm.

The tea rooms has a fantastic customer base consisting or locals and returning tourists that visit year on year. In addition, due to its unrivalled location, the high level of footfall lends itself to a significant amount of passing trade.

With the value primarily in the bricks and mortar, this really is a low risk, high reward business.

The Property:

The kitchen, a testament to thoughtful design, effortlessly services both the bustling tea rooms and the residential quarters of the property. Providing ample storage, counter top space and room for all modern day appliances, this area has an abundance of functionality and potential.

Ascending to the upper floors on a half landing is a very useful WC/customer toilet. The first floor boasts a spacious living room, graced with a bay window that frames panoramic views of the surroundings. A feature fireplace invites cozy gatherings, adding a touch of timeless elegance to the space. Nearby, a large bathroom offers a retreat for relaxation, its design blending modern comfort with classic allure.

On the top floor, two generously proportioned double bedrooms await. The master bedroom, in particular, exudes grandeur with its expansive layout and tasteful decor.





#### The Location:

Ilfracombe town offers a variety of independent shops, theatre, art galleries, restaurants and bars, plus seasonal festivals and recreational activities. The picturesque seafront and harbour area is home to artist Damien Hirst's iconic 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.

#### Additional Notes:

The external front terrace/driveway was newly re-laid 12 months ago.

The roof to the main building is less than 12 years old.

The property has a small external rear roof terrace that captures the afternoon sun.

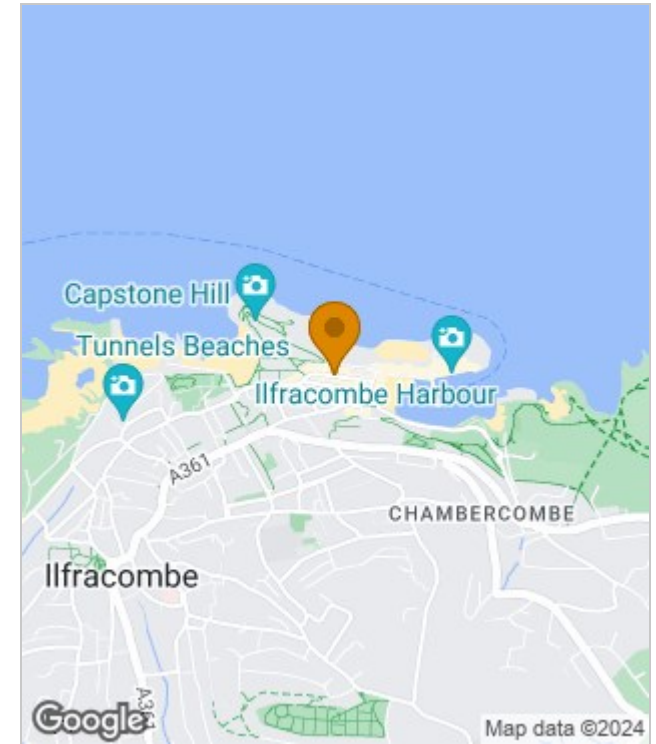
The property has gas central heating and double glazing on the upper floors.



## Floor Plans



## Location Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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