

PORTEATH BEE CENTRE • ST MINVER

REDEVELOPMENT OPPORTUNITY



JB ESTATES

EST. 1971

PORTEATH BEE CENTRE

St Minver, PL27 6RA

A rare opportunity to acquire a substantial freehold property in the heart of North Cornwall's Area of Outstanding Natural Beauty (AONB). Currently arranged as a spacious commercial premises, the site enjoys sweeping sea and countryside views and offers outstanding redevelopment potential (subject to planning consent). Perfectly positioned between Rock and Polzeath, the property is within easy reach of the region's golden beaches, as well as nearby Lundy Beach and the hidden gem of Epphaven Cove. The whole plot extends to approximately 0.48 acres, making it an exciting prospect for investors, developers, or those seeking a lifestyle business opportunity.

- Approximately 3,080 sq ft of accommodation including a ground floor retail area with office storerooms, WCs and a first-floor café with a fitted kitchen.
- Located in an AONB and offered with vacant possession.
- Plot size 0.48 acres approx. offering immense potential for redevelopment or alternative use (subject to necessary planning permission).
- Stunning views of the Atlantic Ocean, coastline and surrounding Cornish countryside.
- Equidistant to Rock and Polzeath and within walking distance to Lundy Beach and Epphaven Cove.
- Previously operated as a successful shop and café with plenty of parking.

Polzeath 2 miles, Rock 5.2 miles, Wadebridge 5.7 miles, Bodmin Parkway 16 miles, Newquay Airport 20 miles – all distances approximate.

Viewings by appointment with JB Estates

Guide Price £850,000

FREEHOLD



THE PROPERTY

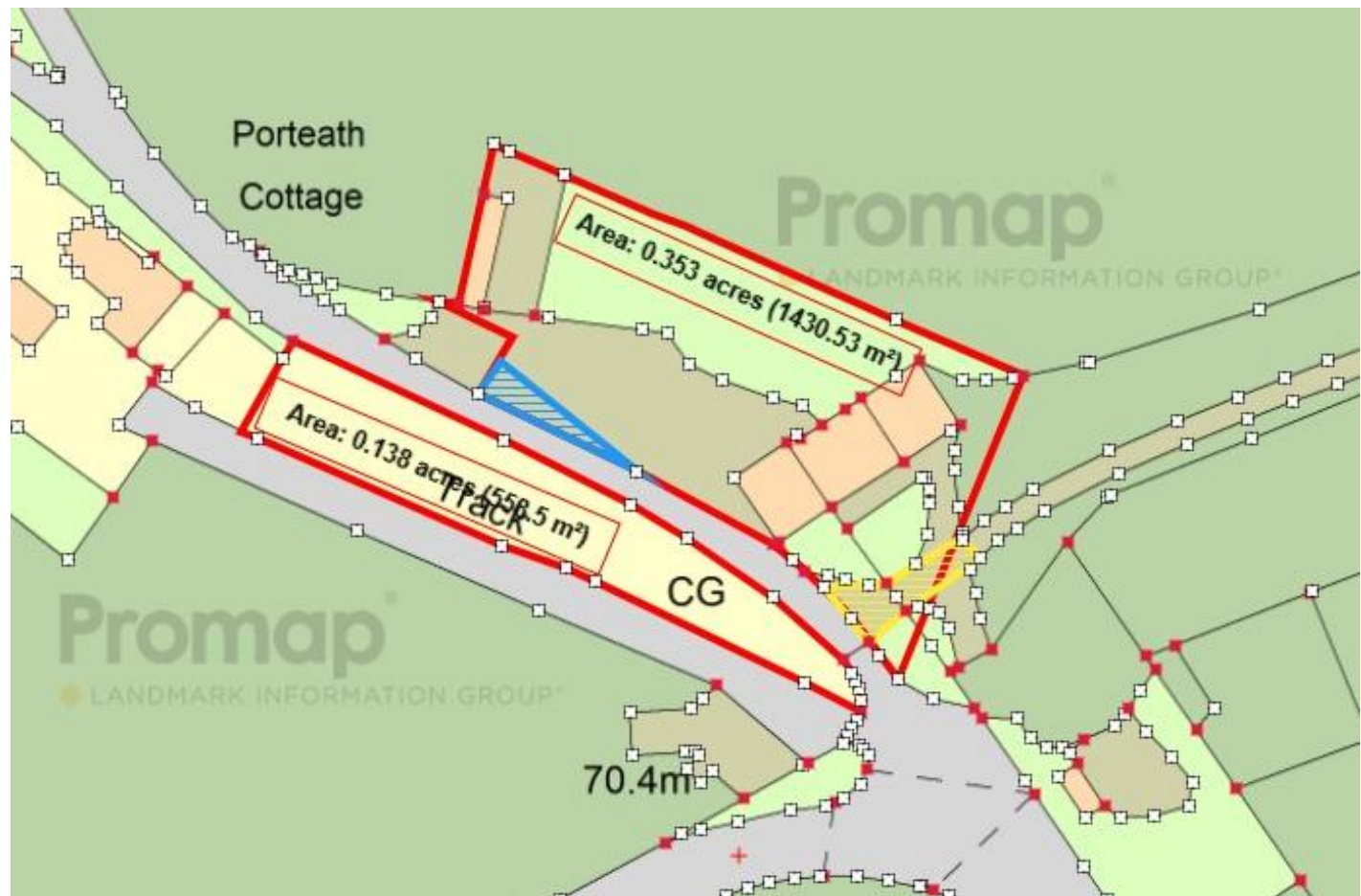
The Porteath Bee centre offers an opportunity to secure a strategically located and versatile property situated between the sought after coastal villages of Rock and Polzeath on the north Cornwall coast. The current property enjoys far reaching sea views across open countryside and occupies a prominent position set back on the bend of the main road into Polzeath with a good level of hard standing parking to the front and rear. The property currently comprises two plots totalling 0.48-acres with an access road in between. Formerly a bee centre with a commercial shop and a processing room on the ground floor, the detached two storey building also has a café, kitchen and an interactive display room on the first floor. The premises are currently vacant.

LOCATION

Porteath Bee Centre is located just a short drive from Polzeath, a highly desirable holiday and residential village with a large sandy beach, some of the best surfing in the country and spectacular walks along the Southwest Coast Path. Nearby in Rock and Daymer Bay conditions are ideal for sailing, water-skiing and windsurfing, while the renowned St Enodoc golf club boasts two excellent 18-hole courses. Polzeath and the surrounding area is blessed with a wealth of pubs and restaurants, a few of which are particularly notable - Rick Stein's Seafood Restaurant in Padstow, Restaurant Nathan Outlaw in Port Isaac and two restaurants from chef Paul Ainsworth, Number 6 in Padstow and The Mariners, Fourboys, The Dining Room, and The St Enodoc Hotel in Rock. Taking the ferry or water taxi from Rock to Padstow is both easy and fun. Most of what you need on a day-to-day basis can be found locally while the market town of Wadebridge has an inspiring variety of independent shops and a large supermarket.

SERVICES

Mains water, electricity, and private drainage. Night storage heaters.

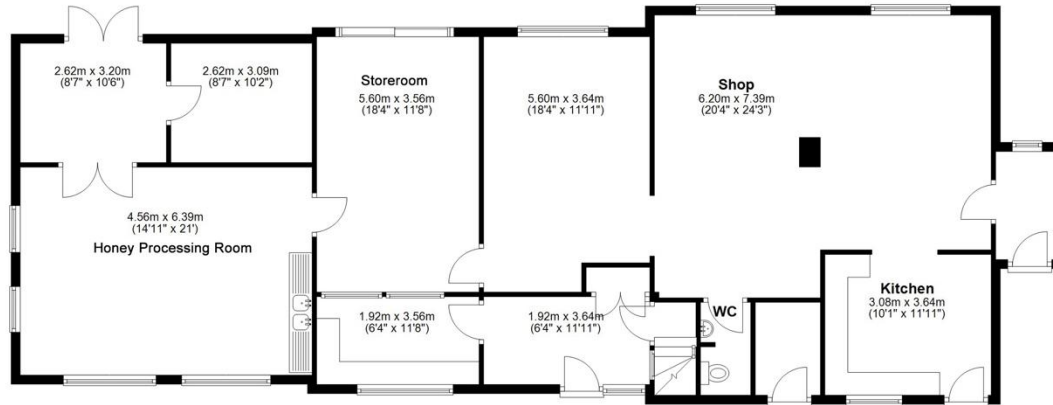


PORTEATH BEE CENTRE

In all approx 3.080 sq.ft (286.14 sq. m)

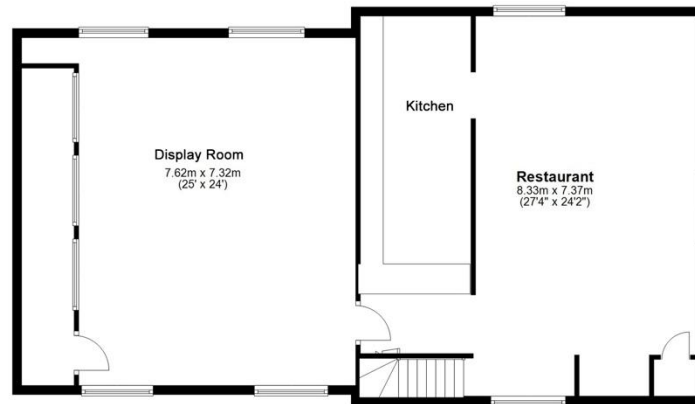
Ground Floor

Approx. 168.3 sq. metres (1811.8 sq. feet)



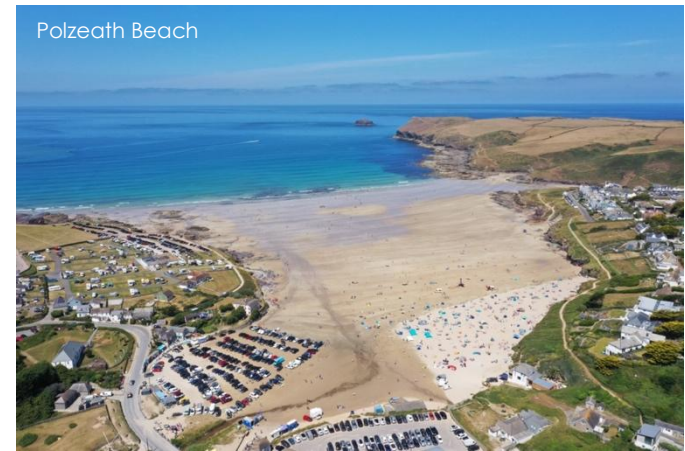
First Floor

Approx. 118.0 sq. metres (1269.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Polzeath Beach



Lundy Bay



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