



For Sale

Guide Price OIRO £575,000

Bridge House, The Bridge, Boscastle, Cornwall, PL35 0HE

Summary

- Thriving lifestyle business with proven income
- Four beautifully presented en-suite letting bedrooms
- Charming tea room with sunny courtyard terrace (42 covers)
- Spacious two-bedroom owner's accommodation
- Flexible layout with scope to adapt, grow or simplify

Location:

Bridge House occupies a central position within the favoured North Cornwall coastal fishing village of Boscastle. The property is in the heart of the village, near to the principal car park, retail areas and en route to the Edwardian fishing harbour and dramatic coastline.

[Please view the drone footage here](#)

Boscastle is a popular location with many character properties and is also close to King Arthur country with the nearby village of Tintagel.

[Harbour view](#)

There is a resident population, and it is a busy year-round venue for bed and breakfast, with the South West coast path passing through the village and many other draws to the location, naturally peaking in the warmer months.

[Walk to the harbour](#)

Description:

This is far more than a property — it's a ready-made lifestyle opportunity, offering the perfect balance between home, income, and flexibility.

Set in a lively and popular location, the property welcomes guests through an attractive, enclosed courtyard. A real sun trap in the warmer months, this inviting space seats up to 42 and naturally draws passing trade, creating a relaxed and sociable atmosphere for customers to enjoy.

Accommodation:

Inside, the tea room is full of charm, with an attractive servery and seating for 12, flowing easily through to a well-equipped kitchen with direct access to the courtyard — ideal for smooth day-to-day running. There is also independent access to both the main entrance and kitchen, offering practicality and ease for both owners and guests.

A particularly appealing feature is the versatile ground floor en suite bedroom. Originally part of the tea room, it has been thoughtfully converted to provide accessible accommodation and is now a popular letting room — though it could just as easily be reimagined again depending on your vision.

Upstairs, three further en suite letting bedrooms provide comfortable and welcoming guest accommodation, alongside a customer WC and useful laundry room.

The second floor offers a true retreat for owners; spacious and well-proportioned apartment featuring a cosy lounge with wood burner, separate kitchen, two double bedrooms and a family bathroom.

It's a private and comfortable space, perfectly removed from the day-to-day business when needed.

[Walk through the property](#)

The Lifestyle & Business Opportunity

Currently run by a husband-and-wife team with one full-time member of staff, the business has been intentionally shaped around a balanced way of life. The tea room operates limited daytime hours for part of the year, while the letting rooms provide a steady and reliable income stream.

For those looking to grow, there is clear potential to extend opening hours, introduce evening dining, or develop a stronger non-resident breakfast offering. Equally, the flexible layout allows for a more relaxed approach — whether that's reducing letting rooms or increasing private living space.

With turnover exceeding £155,000 (year ending March 2025) and multiple avenues for further growth, this is a solid and successful business — but one that can easily be tailored to suit your own pace, priorities, and lifestyle.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (49)

Planning:

Guest house and tea rooms with hot food takeaway. Within an area of outstanding natural beauty and the conservation area. Food hygiene rating 5.

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £5,700. Depending on the buyer's situation this could qualify for 100% rates relief. Council tax band B.

Interested parties are advised to confirm the rating liability with Cornwall council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The Bridge House is available freehold to include the business goodwill and trade inventory for £575,000. The sale will be treated as a transfer of the going concern. Trading accounts are available to interested parties subject to an understanding of their background and agreement to a non disclosure agreement. The owners will consider offers from well placed purchasers.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.







Bridge House

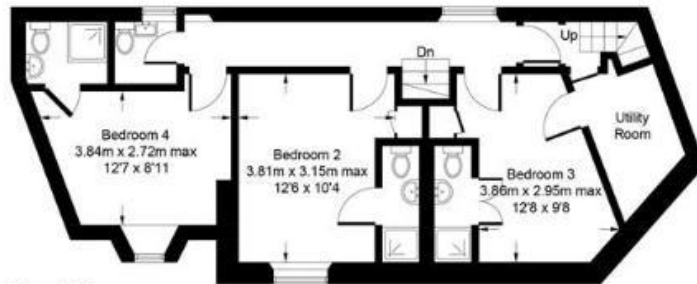


Approximate Gross Internal Area = 176.0 sq m / 1895 sq ft

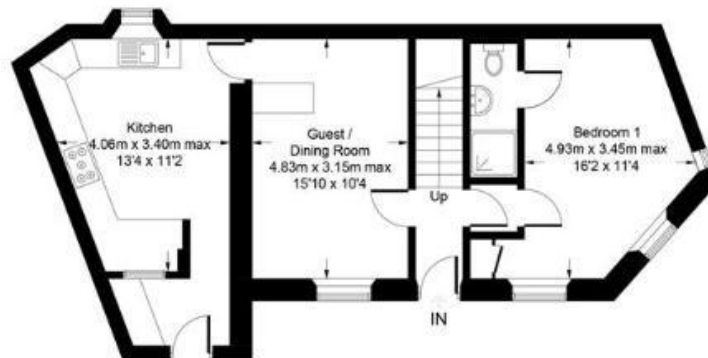
Owner's Accommodation



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID958533)

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