



Budock Water Village Stores, 3-4 Trelowarren Terrace, Budock Water, Falmouth, TR11 5DR

Guide Price £375,000

A rare opportunity to acquire a well-established freehold village store together with adjoining owners' accommodation in the sought-after Cornish village of Budock Water, on the outskirts of Falmouth. Occupying 2 attractive stone-built cottages believed to date from before 1841, the property combines a successful retail business with traditional residential accommodation and offers exceptional scope for further development and improvement.

Key Features

- Freehold village store & residential cottage
- Prominent central village position
- EPC ratings D (commercial) & F (accommodation)
- Well-established business with growth potential
- Approved planning permission



THE LOCATION

Budock Water is an attractive and highly desirable village situated just outside the harbour town of Falmouth. Occupying a prominent central position within the village, the property enjoys excellent visibility and benefits from strong year-round trade from local residents, passing traffic, walkers, cyclists and seasonal visitors.

There is a strong sense of community in the village, with occupants of all ages. The village itself offers an excellent range of amenities including the popular Trelowarren Arms public house, active village hall and nearby holiday accommodation including multiple campsites. There is further residential development in the surrounding area continuing to strengthen the local customer base.

THE PROPERTY

The property comprises two adjoining mid-terrace granite cottages under a single freehold ownership, providing a unique combination of retail premises and private accommodation. The ground floor of the second cottage accommodates the village store, while the residential accommodation can be found within the first cottage together with the first floor above the shop. There is a generous rear garden with an attractive garden room, offering versatile outdoor living space.

The residential accommodation presents an exciting opportunity for renovation and modernisation, with the added benefit of approved planning permission for a substantial two-storey rear extension. The approved scheme also provides for an extension to the retail premises at the rear of the property. There is scope for further expansion of the retail premises, subject to the necessary planning consents, enabling an incoming purchaser to adapt and enhance the property to suit their own business requirements.

THE BUSINESS

Budock Water Village Stores has been successfully operated by the current owner as a lifestyle business, assisted by one part-time member of staff working approximately 15 hours per week. Having built a strong reputation and a loyal customer base that continues to grow year after year, the business is now offered for sale due to the owner's retirement. The part-time member of staff is also planning to retire.

The current operation presents considerable opportunities for growth. There is clear scope to increase turnover through longer opening hours, greater use of digital marketing and technology, expanding the range of local and health foods, with more food-to-go options and the addition of a deli counter. Parcel collection and drop-off facilities could also be introduced, subject to necessary agreements, to further generate income.

Supported by strong and sustained growth in customer demand over recent years, and the ability to expand its physical space, the business is ideally positioned for its next phase of growth.

In summary, the business has a strong village presence and a loyal customer base from locals, tradespeople, tourists, walkers and cyclists. This is an exciting chance to acquire a characterful freehold village store with genuine scope to develop into a larger, destination-style rural retail and food business in one of Cornwall's most desirable settings.

ACCOMMODATION

All floor areas are approximate and measured in accordance with RICS Property Measurements (2nd Edition). Please refer to the agent for full schedules.

INCOME STREAMS

Financial information is available upon request.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage are connected - Laskowski & Co has not tested these. Interested parties should rely on their own investigations

PLANNING

Interested parties should satisfy themselves that their proposed use complies with the existing planning consents.

TRANSACTION STRUCTURE

The preferred transaction structure is a by way of asset sale.

VAT

All figures quoted are exclusive of VAT. The property is VAT registered, however, if sold as TOGC we understand VAT will no be applicable.

LEGAL COSTS

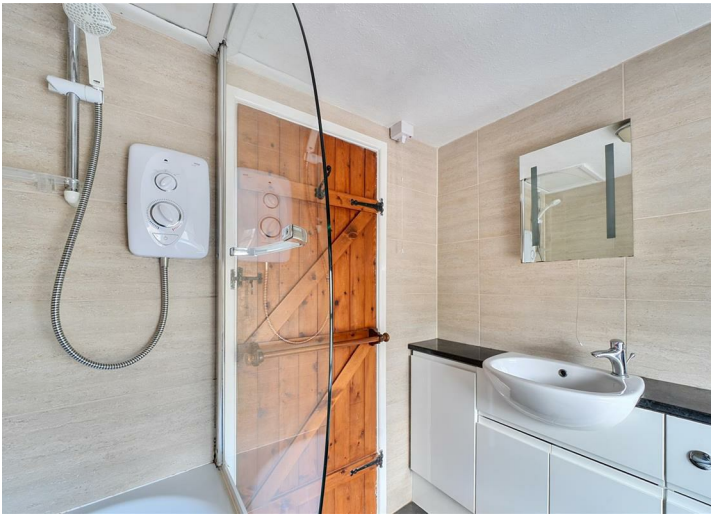
Each party will be responsible for their own costs incurred.

MONEY LAUNDERING

In line with The Money Laundering Regulations 2017, Laskowski are obliged to verify ID for all individual and businesses that are conducting property transaction through the company.

VIEWING

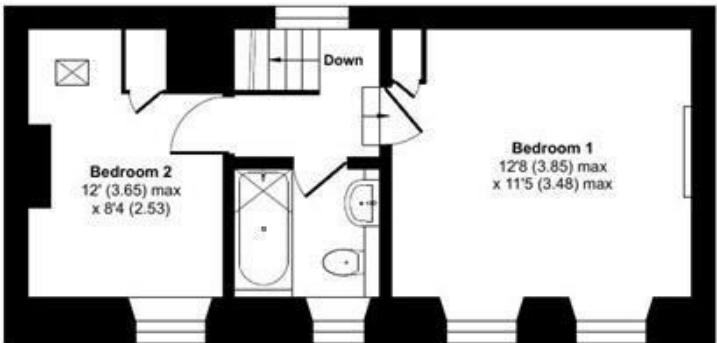
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



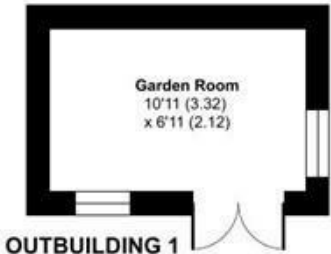
Floor Plan

Budock Water, Falmouth, TR11

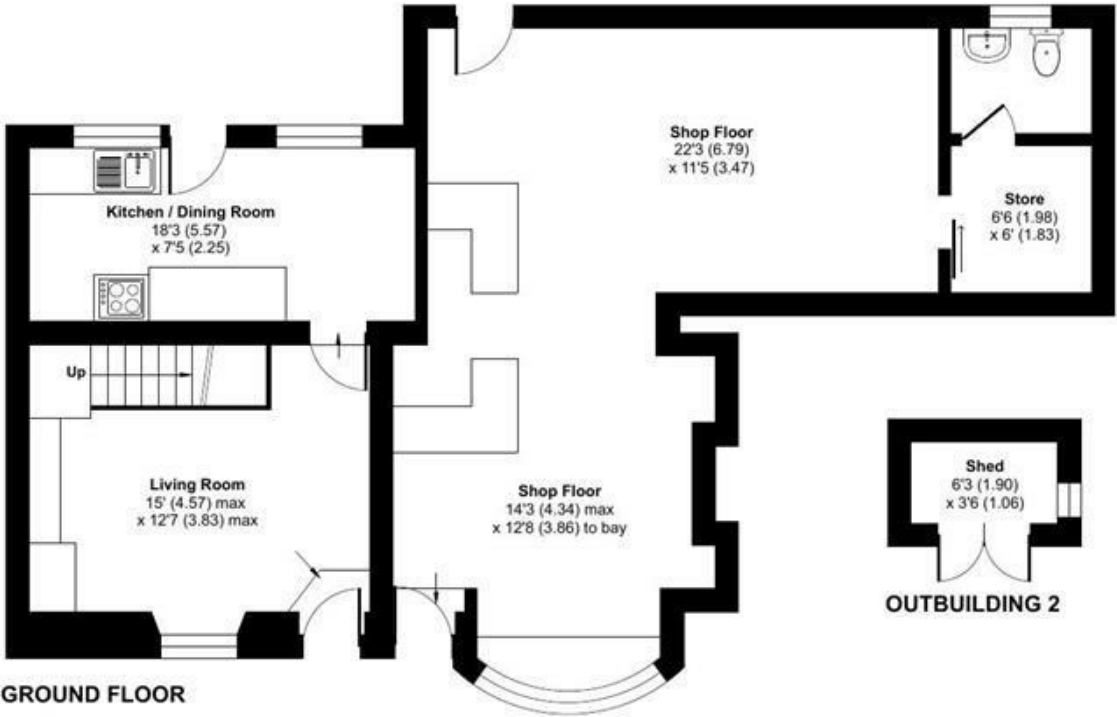
Approximate Area = 1140 sq ft / 105.9 sq m
Outbuildings = 98 sq ft / 9.1 sq m
Total = 1238 sq ft / 115 sq m
For identification only - Not to scale



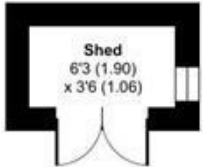
FIRST FLOOR



OUTBUILDING 1



GROUND FLOOR



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1500362