



**For Sale**

**Guide Price £415,000**  
**Plus VAT**

**The Dolphin Inn, Fore Street, Grampound, Truro,**  
**Cornwall TR2 4RR**

**0.27 Acres**  
**(0.11 Hectares)**



## Summary

- Smartly presented village Inn
- Busy location between Truro and St Austell
- Ground floor public bar, restaurant and pool room
- 3 bedroom accommodation
- Customer car park (15) and beer garden
- Garage and stores
- Vacant possession sale
- Grade II Listed and within conservation area

## Location:

The property is situated on a main road position within Grampound, a village and former parish approximately 6 miles from St Austell and 8 miles from Truro. Originally a medieval market village and crossing point of the River Fal, which is now dissected by the A390, with a last reported population of 658 (census 2021).

## Description:

A Grade II inn, originally two cottages, and understood to date from early/mid 1800's with later additions to the rear. Smart and open plan trade areas to include public bar, pool room and restaurant. On the first floor there is 3 bedroom accommodation, whilst to the rear is a customer car park, garage, stores and customer beer garden. The Dolphin Inn will appeal to those looking for a well maintained building in a well known location from which to create a home and business.

Please view the site [here](#)

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

Front customer entrance to public bar (6.9m x 4.9m) with wooden bar servery with access to rear. Stripped wood flooring, wooden wall panelling and exposed ceiling beams, space for 8 covers. Open plan to pool room (4.6m x 3.9m) with flagstone style flooring, wood panelling and recessed seating area. Access back of house and customer WCs. From the public bar there are three steps down to the restaurant (7.9m x 4.7m) with feature fireplace, exposed wooden ceiling beams and wall panelling. Space for 28 covers. Rear lobby with customer toilets and access to beer garden and car park.

Back of house includes second lobby with access to first floor. Wash up area and beer cellar (5.8m x 1.5m). Kitchen (4.2m x 3.2m) with side access door and extraction (not tested).

Private accommodation at first floor (not inspected) to provide for office (2.7m x 2.3m plus recess), Utility room (4.9m x 2.3m), lounge (6.3m x 2.3) open to dining area (4.9m x 3.4m), 3 bedrooms and two bathrooms.

Outside seating area to front and smoking shelter immediately to rear with additional attractive and enclosed beer garden with space for 4 x 6 seater benches. Customer car park for 15 vehicles plus stone outbuildings for stores and a detached garage (GEA 6m x 2.5m). Please note that there are a number of vehicular and pedestrian access rights for neighbouring properties.

## 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:

D (80)

## Planning:

User class Sui Generis pub use. Within the Grampound conservation area, grade II listed and an asset of community value.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £5,100. This would qualify for small business rates relief subject to the purchaser's circumstances. Council tax band C.

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

## Terms:

Freehold with vacant possession. Guide price £415,000 for the freehold. The sale has been run as an investment and as such no trading accounts are available and this is reflected in the pricing. The sale price will include the trade inventory (list to be provided during sale process).

All best and final offers are invited by midday on 4th June 2025. Offers must include proof of purchaser, funding and solicitor details.

## Legal fees:

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

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

This property is opted to tax and VAT is payable in addition on 90% of the purchase price.

## Further information and viewings:

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

### CONTACT THE AGENT

**Mike Easton**

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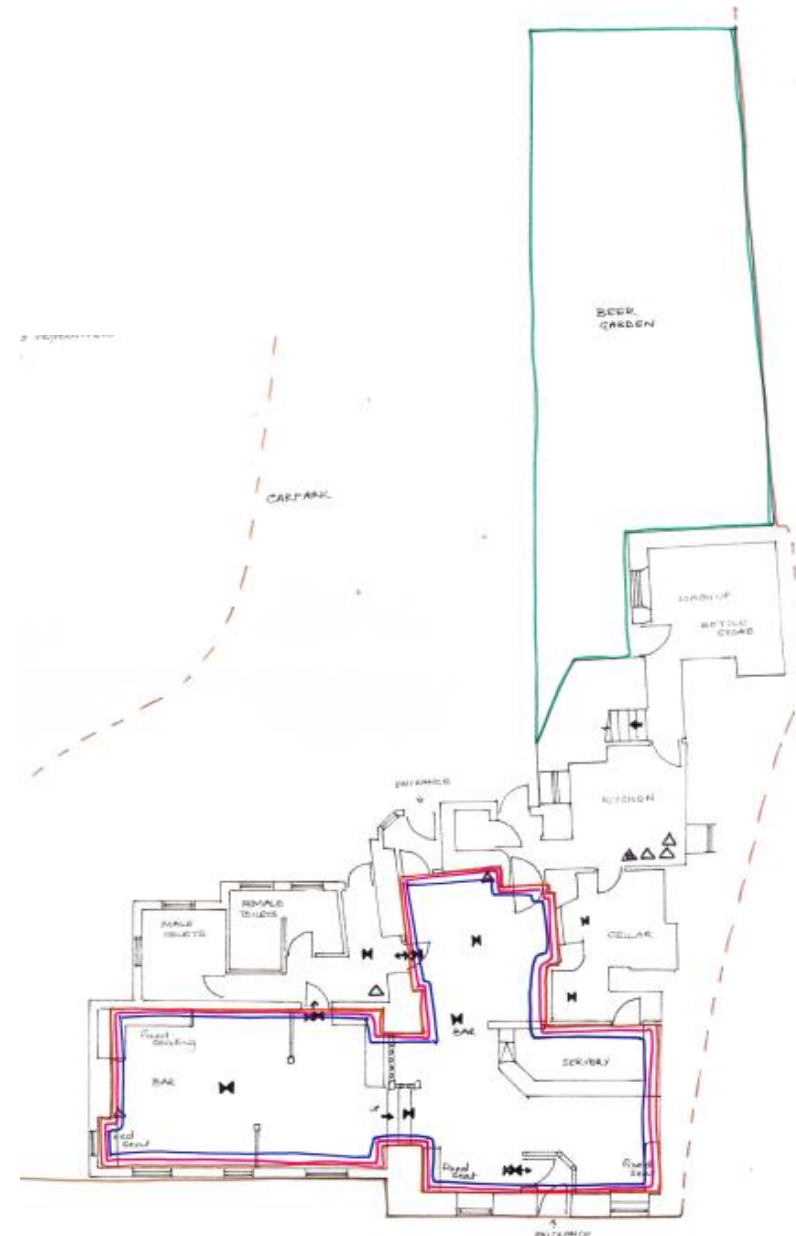
**Main Office**

Tel: 01875 245600

**Truro Office**

Walsingham House, Newham Quay

Truro TR1 2DP

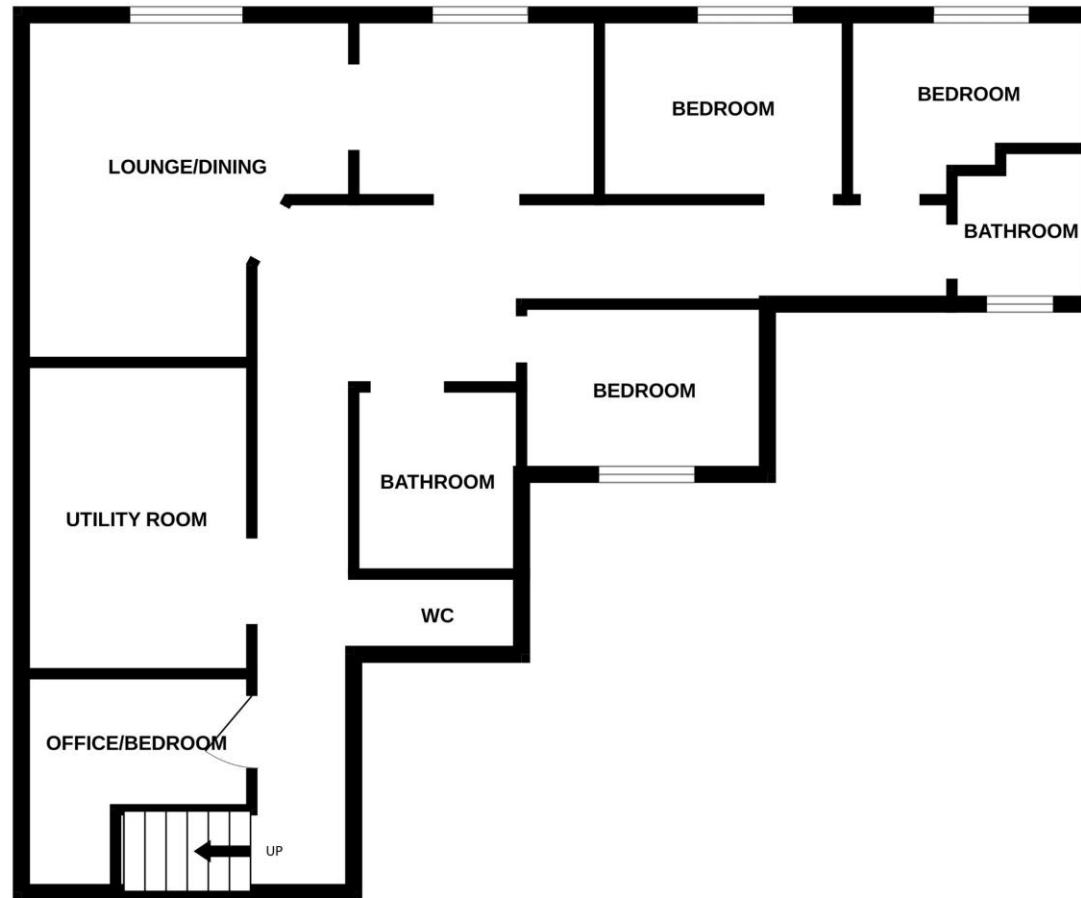








## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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