

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Guide Price **£475,000**

Cornish Arms Inn, Pendoggett, St. Kew, Bodmin, Cornwall, PL30 3HH

Summary

- Acting on behalf of joint fixed charge receivers Lucinda Coleman and Stephen Hobson of Francis Clark LLP
- Traditional Inn with letting bedrooms close to North Cornwall coast
- Public bar with break out dining areas (c84 covers)
- 7 Letting bedrooms
- 1 bed apartment and staff bedrooms
- Beer garden and car park (24)
- Vacant possession with no trade history
- Requires refurbishment

Location:

The property is situated in the village of Pendoggett on the B3314 between Wadebridge and Delabole. Slightly inland from well-known North Cornwall coastal destinations such as Port Isaac, Port Gaverne and Polzeath, there are good road links and within the parish of St Kew, of which Pendoggett is part, a last reported resident population of 1200.

As a location it is a classic 'drive to' destination for the surrounding towns and villages and a busy location during the Spring through Autumn months.

Description:

A village roadside Inn with public bar and breakout dining areas to provide space for c85 internal covers, with commercial kitchen, 7 letting bedrooms and outbuildings. The original building is believed to date from the 16th century with later extensions, predominately to the rear. There are many traditional features, such as flagstone style flooring, exposed timbers and wood panelling.

Although at present the premises are considered somewhat dated in terms of repair, with investment required throughout, the location and character will underpin any investment made.

The first floor provides for 7 letting bedrooms, 1 bed apartment and one non en suite bedroom. To the rear is an L shaped single storey building to include 2 former staff bedrooms, shower and WC, various storage rooms, two beer cellars and laundry. Externally there is an enclosed courtyard patio to the rear, small patio by the main customer entrance, with level beer garden accessed over the car park entrance and providing space for c60 covers. There is a surface level car park for c24 vehicles, surrounded on two sides with residential accommodation.

The property has been owned as an investment with tenants in situ. It is now available closed and with vacant possession.

Accommodation:

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

Customer entrance lobby with access to the former dining room and upper floor and main access to the ground floor trade areas. Sitting area (4m x 4.1m) with space for 10 covers, flagstone style flooring, feature fireplace and exposed ceiling beams and open to the back bar with serving area and additional sitting area (4.1m x 3.3m) and snug (3.9m x 3.9m) providing space for a further 18 covers. The back bar provides storage and service area (3.7m x 3.3m). Public bar (11.1m x 7.9m overall to include office and gents WCs), with wood bar servery, exposed beams and wood panelling with space for 24 covers plus space for a pool table or additional covers. Office (3.8m x 2.5m). Ladies and gents WCs. Rear lobby with access to inner courtyard beer garden and theatre opening to kitchen.

From the front of the building there is an inner lobby with stairway to the first floor and access to the former dining room (7.5m x 3.2m + 2.9m x 1.5m) an L shaped room with space for c32 covers. Kitchen (4.3m x 4.1m + 2.8m x 2.6m) with extraction (not tested). Wash room (2.5m x 1.8m) with access to rear yard.

First floor landing with linen store and separate WC. Apartment (please note this is not currently registered for council tax) comprising lounge (4.8m x 4.7m) with feature fireplace and door to bedroom (3.8m x 3.2m) with access to bathroom (3.4m x 2.7m).

Main lobby with bedroom (3.8m x 3.2m) Wash hand basin. Not part of the letting stock with separate bathroom and WC.

Bedroom 1: 7.5mx 3.5m to include ensuite having dual aspect and set up with lounge and bedroom area on split level with en suite shower room.

Bedroom 2: 4.7m x 3.8m including shower en suite. Double bedroom.

Bedroom 3: 4.6m x 3.7m plus en suite shower room. Double bedroom.

Bedroom 4: 4.6m x 3.7m plus en suite shower room. Double bedroom.

Bedroom 5: 4.6m x 3.4m plus en suite shower room. Double bedroom.

Bedroom 6: 4.5m x 2.8m plus en suite bathroom. Double bedroom.

Bedroom 7: 6.1m x 2.8m including the en suite shower room. Double bedroom.

External:

There is a customer car park for c24 vehicles with beer garden having space for c60 covers. Small customer patio at main entrance and larger enclosed customer courtyard to rear with space for c24 covers. Also to the rear is an L shaped single storey building comprising former staff bedroom (3.3m x 3.2m), former staff bedroom (3.6m x 3.4m), staff WC and shower. Store (4.3m x 3.3m), laundry room (3.7m x 2.4m average), store (2m x 1.9m), Boiler store - L shaped, beer cellar (2.5m x 2.2m), beer cellar (2.5m x 3.3m). Side access door for deliveries.

Services:

We understand that mains electricity and water 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 (83)

Planning:

Sui generis for pub use with rooms.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £18,250 of with estimated rates payable of £5464.05. From 1st April 2026 the rateable value changes to £31,750 with estimated rates payable of ££5,341.11. Interested parties are advised to confirm the rating liability with the local council.

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

Terms:

Acting on behalf of the joint fixed charge receivers, who act without personal liability, The Cornish Arms Inn is available on a vacant possession basis at a guide price of £475,000. The price reflects the opportunity, condition and absence of trading accounts. Please note that some pictured inventory items may be on lease/hire purchase and not included in the sale.

Legal fees:

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

Money laundering:

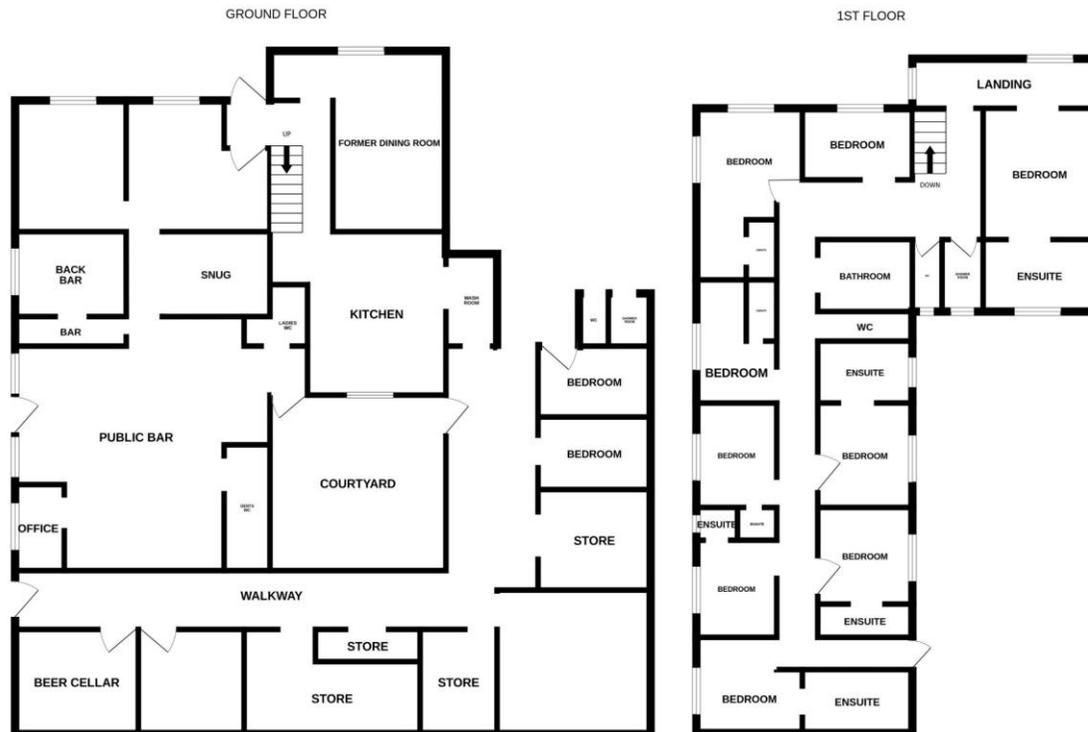
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

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.



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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seek professional advice before entering into a tenancy. If you are, give notice that: 1) The particulars are set out in the contract and necessary permission for use and occupation should be obtained by inspection or otherwise as to the accuracy of the particulars.





