



THE CHURCH HOUSE INN, LINKINHORNE, PL17 7LY

RENTAL UPON APPLICATION

Miller Commercial 
The business property specialists



SITUATION

The Church House Inn is situated in the delightful hamlet of Linkinhorne close to the Cornwall and Devon border and is approximately 6.5 Miles from the A30 the main arterial route into the County. For information about the local area please visit the Parish Councils website www.linkinhorneparish.co.uk

DESCRIPTION

The Church House Inn is a substantial property with a large trade car park and spacious seven bedroom owners accommodation. It is likely that the property will appeal to a wide range of purchasers including those looking to adapt the current configuration to offer B&B rooms, those seeking to establish the business as a destination food venue or alternatively given the extensive accommodation and aforementioned car park the site may be suitable for wholesale redevelopment subject to obtaining the requisite Planning Consent. Our client has through choice been trading the business on limited hours and accounting information will be made available following a viewing appointment in the usual manner.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

Entrance vestibule off car park with a door giving access to the ladies and gents toilets and the function room. Further double doors to:-

MAIN BAR

7.5m x 4.24m. A delightful room with tremendous character, having a range of bespoke Yew topped tables, chairs, bar stools, wood fired stove, feature fireplace, painted beams, window to front elevation, part slate flooring.

BAR SERVERY

Comprising a wine fridge, bottle fridge, shelving, stainless steel sink and drainer.

LADIES WC's

Two closed coupled wc's and pedestal wash hand basin.

GENTS WC's

One close coupled wc, hand wash basin, three urinals.

FUNCTION ROOM/GAMES ROOM

20.9m x 3.33m plus 13.6m x 3.29m. A very flexible room currently comprising, bow fronted window to the side elevation, pool table, skittle alley, range of tables and chairs and bar stools.

BAR SERVERY

Yew topped counter, stainless steel hand wash basin and shelving. Door to inner corridor leading to the staff Toilets and Kitchen etc.

**STORE ROOM**

6.53m x 4.03m. We are advised that this room was previously part of the function room and has been loosely divided by way of a partition wall and as such could easily be re-incorporated if required. The store room has double doors to the rear elevation.

OWNERS DINING ROOM/SNUG

5.55m x 3.73m. This room is accessed via an inter-connecting porch from the main bar area and historically provided overflow/small private function space it is now utilised as part of the owners accommodation and comprises in brief, window to the front elevation, fitted bench seating, areas of exposed stonework and beams. Archway to:-

SITTING ROOM

4m x 3.72m. Two windows to the front elevation, areas of exposed stone and beams.

PREP ROOM

3.8m x 2.36m. With a double stainless steel sink and drainer, two stainless steel tables.

KITCHEN

4m x 3.6m. Comprising dishwasher, stainless steel sink and hand wash basin, a selection of stainless steel tables, table top twin fryer, 6 ring gas oven. Extractor canopy, commercial microwave, a selection of fridge and freezers. Window to side elevation and tiled walls.

FIRST FLOOR**BEDROOM ONE**

3.4m x 2.4m. Window to the rear elevation, hand wash basin, radiator, feature fireplace, painted floorboards.

BEDROOM TWO

4m x 3.72m. Window to rear elevation and radiator.

TOILET

Comprising a close coupled wc with hand wash basin.

BEDROOM THREE

3.9m x 2.5m. Window to side overlooking the lane, radiator.

BEDROOM FOUR

3.6m x 2.7m. Window to front elevation overlooking the Churchyard, Radiator, exposed feature fireplace, painted floorboards.



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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VIEWING: Strictly by prior appointment through Miller Commercial.

