



Wheal Tor

Wheal Tor, Pensilva, Liskeard, Cornwall, PL14 5PJ

Tenure: Freehold

Price: £549,950

Ref: 94824

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Open access area of moorland set in a world heritage site.
- Unique 'turnkey' restaurant, bar & wedding venue with far-reaching views and letting rooms.
- Bar and restaurant (50),
- Spacious self-contained accommodation or potential for 5 bedroom family home.
- Three ensuite letting rooms.
 - Two letting chalets.
 - Ample parking with approximately an acre of gardens.
- Large outdoor decked area with far-reaching views and seating for around 60-80.

Location

The Wheal Tor is located on land with open access to the outskirts of Bodmin Moor, an Area of Outstanding Natural Beauty within the county of Cornwall. The property is nestled between the villages of Pensilva and Minions. Minions is surrounded by open moorland peppered with the remains of Cornwall's industrial and historic past. The village is one of Cornwall's most incredible landscapes for inland walking and is the county's highest village. Minions has a long history of copper and tin mining and the recently restored Engine House can be seen nearby.

The Wheal Tor lies on Caradon Hill, the summit of which is 371 metres above sea level on the south-eastern edge of the moor, which was famous for its copper mines. Many walkers exploring the area visit the Cheesewring which is located on top of Stowe's Hill: this a geological masterpiece created over millions of years of erosion.

The Wheal Tor is situated approximately 4 miles north-east of the town of Liskeard. The town has a population of approximately 10,000 residents. Many tourists visit Bodmin Moor to explore its open aspect landscape and its many lakes, reservoirs and waterfalls. Some visitors explore the Cornish coastline which is not too far away.

The Property

The Wheal Tor occupies a two-storey property. The whole property is under a pitched tile roof. It lies in a plot of approximately one acre and is briefly described as follows:



Trade Areas

GROUND FLOOR

Entrance vestibule with adjacent doors to split the RESTAURANT and BAR, seating 50 customers. There is a central bar servery which connects both the bar and restaurant. The rooms have exposed stone walls, wood effect flooring, two log burning stoves and an electric fireplace with porcelain tiles. This area also includes a CONSERVATORY EXTENSION.

LADIES' and GENTLEMEN'S TOILETS and a BOTTLE STORE can be found offset the restaurant area. BEER STORE.

CATERING KITCHEN with tile flooring, a range of stainless steel equipment and an extraction canopy. DRY STORE. PREPARATION KITCHEN with vinyl flooring and WASH-UP AREA. Separate glass wash area.

Letting Accommodation

GROUND FLOOR

GARDEN ROOM having external access only. Comprises double bedroom with en suite shower and cloakroom. Benefits from its own private garden area.

FIRST FLOOR

- Triple room with king size bed, a single bed and en suite bathroom
- Family room with a double bed, two day beds and an en suite shower room

All rooms have original features, far-reaching views across the moorland, tea and coffee making facilities, flat screen televisions, electric heating and wardrobes.





Owners' Accommodation

Located on the first floor, comprising: TWO DOUBLE BEDROOMS. BATHROOM. ONE DOUBLE BEDROOM EN SUITE. (Agent's notes - the double bedroom en suite could easily be separated from the rest of the accommodation to provide an additional en suite letting bedroom. Alternatively, the first floor letting rooms could be changed to allow for a large private living quarters).

External

Large open access grounds with wildlife roaming freely throughout. There is a front decking area with bench seating for 60 under a stretched marquee. An area known to our clients as The Pinnacle is situated at the edge of the front decking. This spot is licensed for outdoor wedding ceremonies and has far-reaching views towards Dartmoor, Plymouth and the Tamar Valley. There is also a large, lowered front lawn with bench seating as well as a waterfall feature. The site has spacious and ample car parking.



Chalets

Two chalets to sleep six, each having electric heaters, tea and coffee making facilities, flatscreen TVs, private decking areas, gas BBQ & outdoor seating with views over Dartmoor. A wash room with WC, Shower & washing up facilities is located nearby and serves these chalets.

The Business

Our clients acquired the property in August 2021 when the whole site was run down and in need of renovation. During their period of ownership, the property has been thoroughly renovated to a high standard and trade has improved significantly. The Wheal Tor has a strong local trade for its bar and restaurant, popular for private events such as wakes, birthdays, local events and weddings. In addition, there is good local support all year round for the restaurant including a very popular Sunday roast. The Wheal Tor is a popular wedding venue all year round, with The Pinnacle being the place where many couples choose to get married. More generally, there is a vast amount of tourism in the area with many walkers exploring Bodmin Moor.

The business has shown healthy turnover and profitability during our clients ownership. Further accounting information may be made available to serious parties following a formal viewing.

There is room to expand the wedding potential of this site. Much of the grounds have not been utilised to generate further revenue so its potential could also be explored. This is a rare and unique opportunity: a venue which allows guests to experience the wildlife including sheep and ponies as well as the beautiful landscape of the county.



Tenure & Price

FREEHOLD £549,950 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A premises licence is held for the sale of alcohol and live music. The property also holds a wedding licence for indoor and outdoor weddings.

Services

Mains electricity and water. Oil fired central heating, septic tank drainage and LPG tank. The services are shared with the neighbouring cottage which has a sub meter.

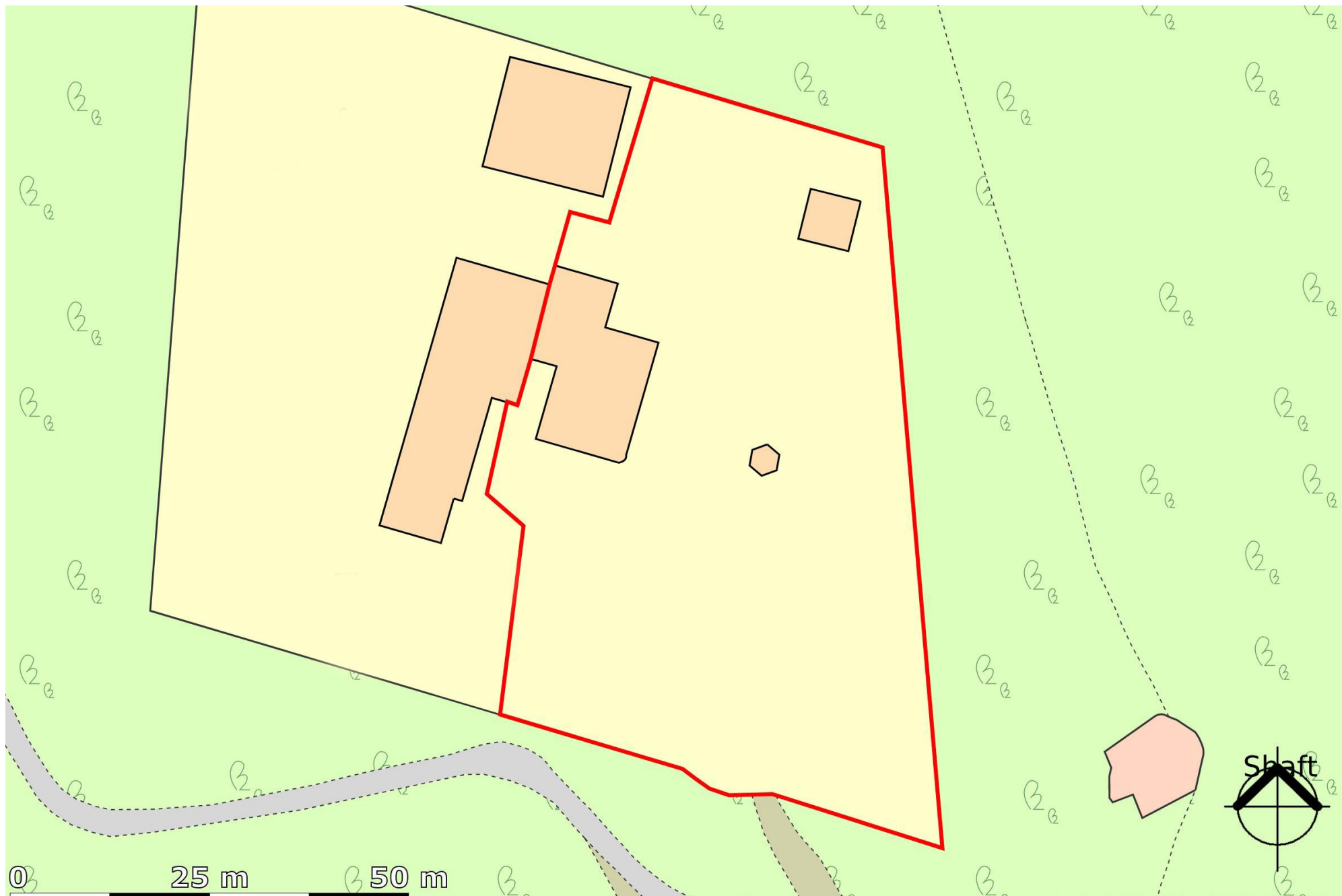
Local Authority: Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall TR1 3AY

Rateable Value: To be advised.

EPC Rating: D.









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