

Lilypool Café and Holiday Lets

Shipham Hill, Shipham,
BS25 1RQ



£1,200,000 Freehold

A fantastic opportunity to purchase a business for a well-established café with kitchen, store room and with planning permission to extend. There are also Eight self-contained holiday let's all with en suite facilities and three free standing static homes all available to let and bringing in an income.

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DESCRIPTION

A truly unique lifestyle business situated on the outskirts of Shipham and Cheddar and within short distance to one of the region's most popular attractions in Cheddar Gorge and caves.

A substantial café with large amount of indoor and outdoor seating, a working commercial kitchen, store and with planning permission to extend. The site offers the ability for a new owner to come and continue with running the business as successfully as it is now or there is potential to utilise the planning permissions and add a further business alongside the café and add further living accommodation on the first floor.

The site offers potential to formalise the change of use as a primary residence, scope to increase the food offering as a restaurant, or further letting accommodation or similar, subject to any necessary consents.

There are also eight stone-built holiday apartments all with en suite facilities and all currently being rented out through booking.com.

<https://www.booking.com/hotel/gb/lilypool-farm.en-gb.html>

This site is concluded with three static two-bedroom homes. They are fitted with two separate bedrooms, a living space, kitchen and bathroom and currently available to let through www.booking.com.



LOCATION

Shipham is a much sought after village, with a thriving community, within The Mendip Hills, which is an area of outstanding natural beauty. It offers all of the advantages of rural living within easy daily commuting distance of Bristol, Weston Super Mare, Wells, Taunton and the M5 motorway. The village has a family butcher/newsagent/general store with further shopping facilities close by in Winscombe and Cheddar. There is also a garage, public house and hotel with numerous clubs, societies and recreational facilities found in the village hall, and further afield in Cheddar, Winscombe and Churchill. The area is renowned for horse riding, mountain biking and walking. Private sector education is close by at Sidcot School, an independent day and boarding school for children aged 3-18. In the state sector, Shipham has both pre and first school facilities. Middle school education is close by in Cheddar, along with secondary education at Kings of Wessex Academy, which is rated as a GOOD school following an Ofsted inspection in March 2015. Public transport includes a bus service, with an international airport at Bristol and the mainline rail network at Yatton within easy reach.

DIRECTIONS

Travelling into Shipham from the Rowberrow direction, proceed into The Square and on past Hansfords and The Penscot. Continue straight on up Cuck Hill passing Templars Way on your left-hand side, continue out of the village and down the hill towards Cheddar and on the left-hand side you will see Lillypool Cafe with the lodges at the side and with the apartments at the rear.







CHEDDAR OFFICE

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