

Cafe & Holiday Lets

Cheddar, BS25 1RQ

COOPER
AND
TANNER



£850,000

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 lets all with en suite facilities and three free standing static homes all available to let and bringing in an income.

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 14  0  0 EPC TBC

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SERVICES

Mains Electricity, LPG Gas, Mains Water, Private Drainage

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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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the mass statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

