





THE ULTIMATE LIFESTYLE OPPORTUNITY IN A "WORLD CLASS" WATERFRONT LOCATION - Spacious south facing residence with multi award winning restaurant (50 covers) in a prized Cornish seaside setting and commanding an extraordinary 180-degree panorama over the shimmering azure blue waters of Whitsand Bay.

RESIDENCE - About 2000 sq ft, 27' O/P Living Room/Kitchen, 500 sq ft Roof Terrace, Snug, 5 Double Bedrooms, 2 Bath/Shower Rooms. RESTAURANT - About 1488 sq ft, Approx 50 Covers plus Outside Dining Terrace, Fully Equipped Kitchen, Prep Rooms and Stores, Ladies and Gents WC's, Large Carpark, Private Gardens with Summerhouse and Shed. About 0.5 Acre.

LOCATION - THE GLORIOUS CORNISH RIVIERA - The View enjoys a much-coveted seaside location on Whitsand Bay. The extraordinary panorama encompasses views including the iconic landmarks of Rame Head to the east, the Eddystone Lighthouse on the horizon and westerly views to Looe including Looe Island, Hannafore Beach and extends as far as Dodman Point and The Lizard on a clear day. The constant passage of commercial, naval and pleasure craft around Whitsand Bay approaching the entrance to Plymouth Sound, makes this an extraordinary, distracting and inspirational outlook. The broad sweep of Whitsand Bay boasts over three miles of golden sands with seasonal RNLI Lifeguards and the crystal clear waters are renowned for bathing, surfing, kayaking and all manner of watersports.



Within the eye line of the property diving trips to HMS Scylla can be seen, the ex-Royal Navy frigate was sent to the bottom of Whitsand Bay on March 27th 2004, to become an artificial reef, Since then the wreck has enjoyed lasting success with dive trips and provides a home to a community of marine life, Whitsand and Looe Bay are officially designated Marine Conservation Zones noted for the abundance of marine flora and fauna. Tregonhawke and

Treninnow Cliff lie within an Area of Great Landscape Value and is also a designated County Wildlife Site.

Nearby the villages of Kingsand and Cawsand (2 miles) both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path. The Mount Edgcombe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies on the edge of the village. Portwrinkle (4.5 miles) is home to the Whitsand Bay Golf Club. The village of Antony (3 miles), has a popular primary school, also within the catchment area of two Plymouth grammar schools, with their excellent reputation.

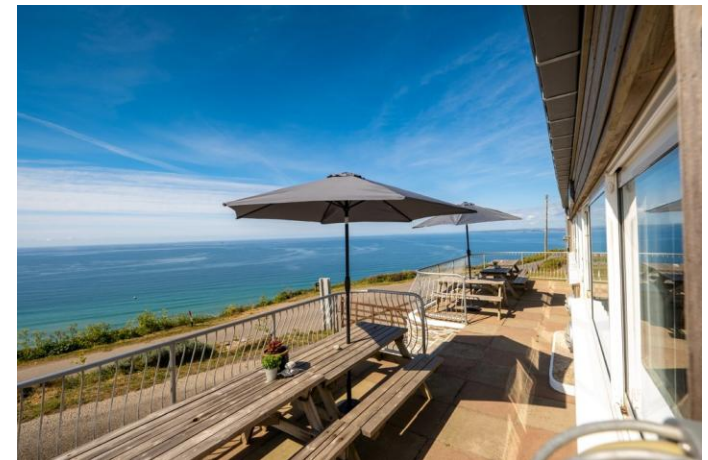
The town of Saltash has a long waterfront with deep water moorings and a Waitrose store on its northern outskirts and the city of Plymouth with its historic Barbican and beautiful waterfront and marinas lies within commuting distance. The mainline railway station can be accessed at St. Germans (4 miles) providing an excellent commuting facility (Plymouth - London Paddington 3 hours).

DESCRIPTION - The View has been in our client's ownership for 20 years and represents an opportunity to purchase a home and business in possibly the finest coastal setting in the Westcountry, a true "world class" location perched high above Tregonhawke Beach and with each of the principal rooms and the restaurant commanding a stunning and awe-inspiring prospect over the broad sweep of Whitsand Bay. The property benefits from full double glazing and LPG (bulk tank) central heating.



The house provides comfortable and thoughtfully laid out family accommodation over three floors and extending to about 2000 sq ft briefly comprising - FIRST FLOOR - Stunning Open Plan Triple Aspect Living Room/Kitchen with underfloor heating and sliding windows opening to a superb 500 sq ft Roof Terrace - Snug - GROUND FLOOR - Reception Hall - 2 Double Bedrooms - Shower Room/WC - LOWER GROUND FLOOR - 3 Further Double Bedrooms (Total 5) - Bath/Shower Room.





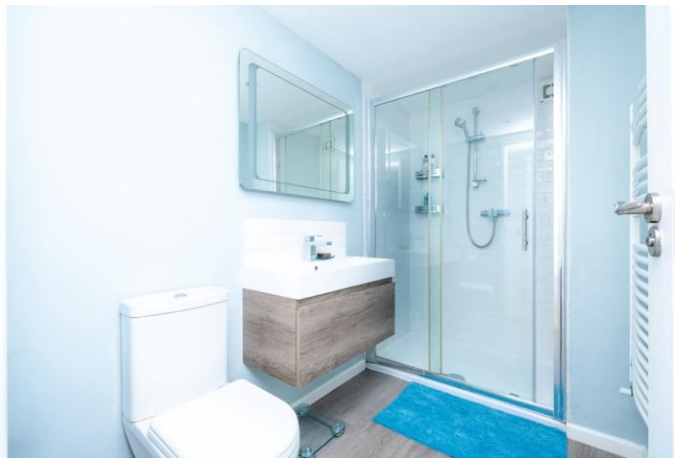


The multi-award winning and fully equipped restaurant is renowned for fine dining and has been referenced in various publications including Coast Magazine, The Guardian, The Sunday Telegraph and was listed by The Times in the Top 30 Sexy Places to Eat. The well-presented restaurant extends to about 1488 sq ft and briefly comprises - Restaurant with picture windows taking full advantage of the views and opening to Large Outside Seating Terrace for al-fresco dining - Bar Area - Ladies & Gents WCs - Commercial Kitchen with Ample Store/Stock Areas off.

THE BUSINESS - The View is firmly established as a highly successful restaurant of quality having been chef/owner run for 20 years. The restaurant is open all year round, 5 days per week (3 days off season) and open from 11am until 330pm and from 630pm for evening trade. Trading figures are available to seriously interested parties upon request. All equipment together with fixtures and fittings are owned and our client intends to sell the business fully equipped to enable a seamless transition to a new owner.

OUTSIDE - The property is approached over a private driveway providing convenient and ample parking for the house and restaurant. The residential element has a large private lawned garden which backs on to open fields and has a garden shed and summerhouse with sea views. There is also a fantastic private roof terrace (about 500 sq ft) with glass and stainless balustrading and providing a private and sheltered environment from which to observe the sea and coastline views.

COVENANT - A covenant exists which states that if planning permission is granted for change of use of the restaurant element (ie to residential use) of the property then a payment of 90% of the uplift in value of the proposed new use would be payable to Cornwall Council and Plymouth City Council.



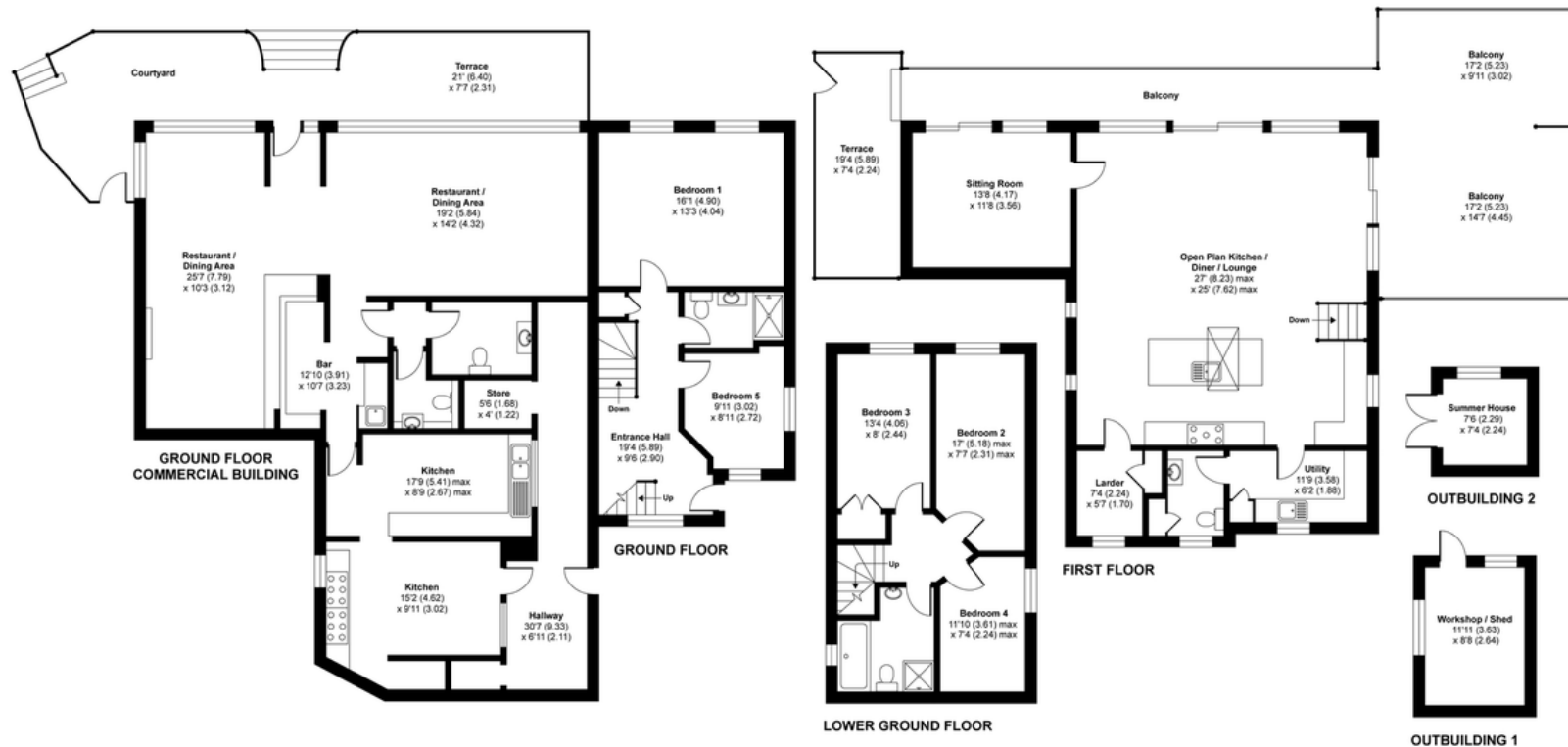
The View Treninnow Cliff, Millbrook, Torpoint, PL10

Approximate Area = 3488 sq ft / 324 sq m

Outbuildings = 159 sq ft / 15 sq m

Total = 3647 sq ft / 339 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Scott Parry Associates. REF: 720243

These particulars should not be relied upon.