

Investment/Development Opportunity

Shiptons Cornish Stone Shop, The Square, The Lizard, Helston, Cornwall TR12 7NJ



A prominent mixed investment/development opportunity comprising a ground floor shop premises, fine well-appointed first floor apartment, oak barn double garage and further separate building plot for a three bedroom dwelling with detached garage, located centrally within the picturesque Lizard village.

Guide Price: £750,000 Freehold

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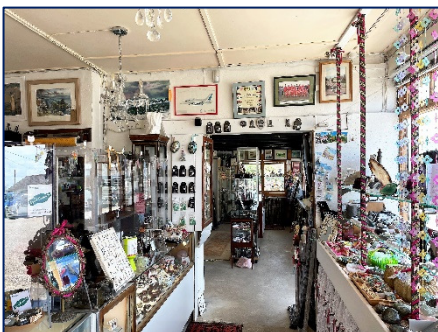
Location

The Lizard village is mainland Britain's most southerly village and is a special place jutting out into the sea where the Atlantic Ocean and the English Channel meet, it has been designated as an area of outstanding natural beauty (AONB). The village provides a range of amenities including Post Office, food stores, butcher and a number of well-regarded public houses and restaurants. There is an excellent primary school, and secondary schooling can be found in the village of Mullion, which is approximately four miles distant. Redruth mainline railway station with regular service to London Paddington is approximately 25 miles away while Newquay Airport is approximately 50 miles away with a regular service to London and other European destinations.



Ground Floor Retail Premises

A broad shop frontage provides prominent display windows for the vendor's successful gemstone and jewellery family business which has been established for 90 years and may be available as a going concern, with the trading figures possibly available following the signing of an NDA by prospective purchasers. This is a very rare opportunity to make a substantial lifestyle change and we would recommend arranging an early viewing appointment as high interest is expected due to the location, size and potential of the property.



Owners Accommodation

The attractive accommodation is predominantly arranged at first floor level and has been improved to a very high standard over the years, complemented by a bespoke Treyone fitted kitchen, Duke Stone marble turning staircase, liberal use of exposed wood flooring, ledge and brace internal doors and antique style and designer radiators. Many windows are PVCu double glazed for low maintenance and the owner's accommodation is warmed by the Economy 7 electric AGA and oil-fired central heating. From the rear garden terrace with glazed roof and attractive support pillars providing shelter for the bifolding glazed hardwood doors which lead to:



Entrance Lobby with herringbone fired earth tiled floor, understairs cupboard, door to:

Utility Room: low-level flush WC, space for fridge freezer, space for tumble dryer and plumbing for washing machine, concrete floor, Belfast sink, ceramic tiling, hot water cylinder, and Grant oil-fired boiler. Door to:

Entrance Hall: slate flag floor, window to side with marble sill. Bespoke marble staircase supplied by Duke Stone at Bochym rises to:

First Floor Conservatory: uPVC windows to east and south elevations, enjoying views across the village and farmland to the sea, a twin pitched glazed roof, oak floor. Walk-through to:

Inner Hall: doors lead to:

Sitting Room: part canopied ceiling, loft access hatch, exposed wooden floors, windows to two aspects, woodburning stove. From the sitting room steps lead down to:

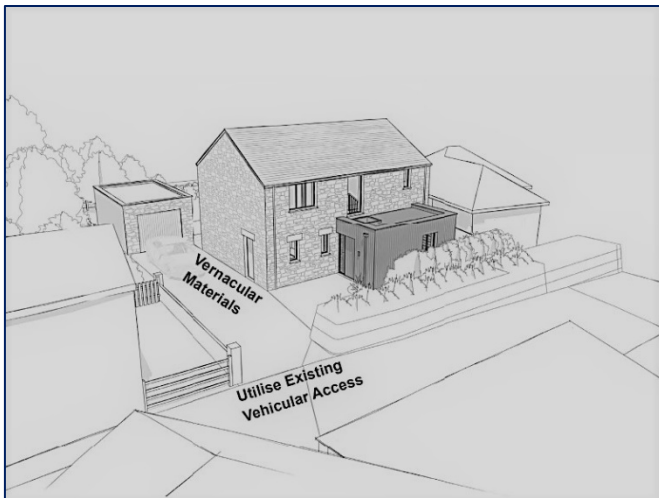
Master Bedroom: canopied ceiling, windows to three aspects with large Velux, door to ensuite WC cloakroom, with attractive white suite, comprising low-level flush, WC, pedestal, wash handbasin, small window to side. From the **Inner Hall** door leads to:

Kitchen/Breakfast Room: extremely attractive fitted kitchen commissioned by Treyone who are renowned kitchen fitters locally, comprising a good range of floor and wall mounted drawers and cupboards finished in 'blue sky', with oak handles, polished granite work surfaces, Villeroy & Boch double Belfast sink, Neff integral oven, LPG fired hob, electric powered AGA taking advantage of the Economy 7, window seat with views to the village Square, Kynance Downs, Jolly Town and Predannack Downs. Canopy and ceiling with recessed lighting, door:

Bathroom: a white suite, with enamelled bath, wash handbasin, bidet, low-level flush WC and glazed riser circular shower enclosure with complimentary ceramic tiling.

Building Plot

Planning permission has been granted under reference PA22/04412 on 18 August 2022 for the erection of a detached dwelling and detached garage.



Outside

Storeroom 1: 16'4 x 13'1, concrete floor, sleeping, corrugated roof with array of solar panels with lucrative feed in tariff, inverter and meters, door to:

Storeroom 2: 13'1 x 9'11 concrete floor windows to two elevations, door to outside, sloping corrugated roof. Solar panel array with lucrative feed-in tariff.

Gardens

This property occupies a large area of land within Lizard village and offers a degree of shelter with various mature trees and shrubs. The attractive level gardens are delightful complimented by many flowering trees and shrubs including agapanthus, Escalonia and privet hedges.

A separate vehicle access leads from Beacon Terrace to the vehicular parking area adjacent to: double carport 18' x 18' loft storage, concrete floor, electricity connected, attached workshop area with polycarbonate roof.

To the right-hand side of the shop frontage, a timber gate leads to a concrete vehicle parking space. A second timber gate provides vehicle access to the oak barn double garage and level garden area benefiting from detailed planning consent for a detached three bedroom dwelling with separate garage.



Business Rateable Value: £7600

Council Tax Band: A **EPC:** D

Services: Mains water, drainage and electricity, LPG fired hob in kitchen, Economy 7 electric fired AGA in kitchen, oil fired central heating with boiler located in ground floor utility room. Telephone and broadband connected.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

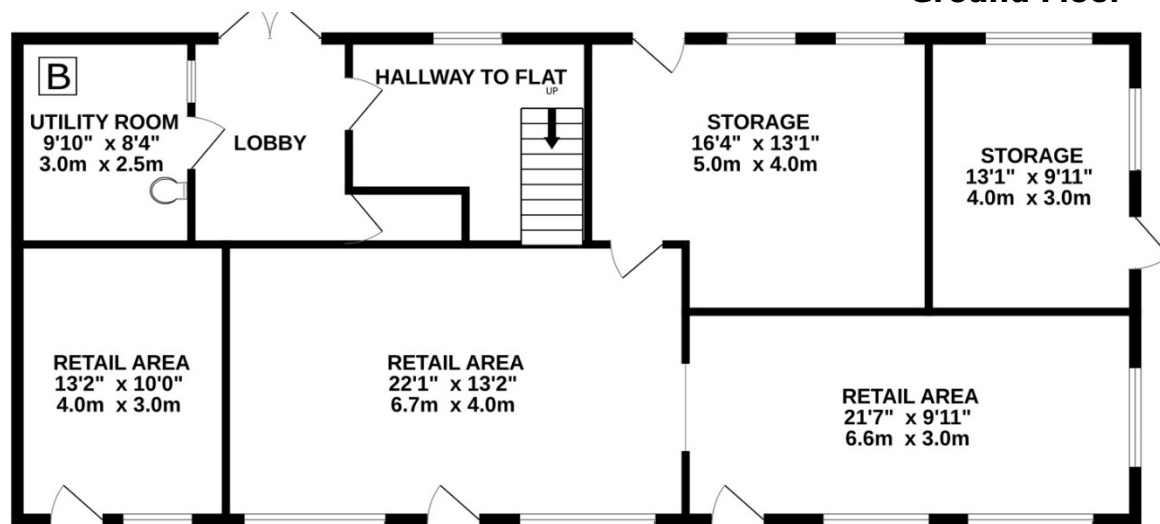
Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Directions: The shop is easily identified in the centre of the village directly opposite the The Square at The Lizard village.

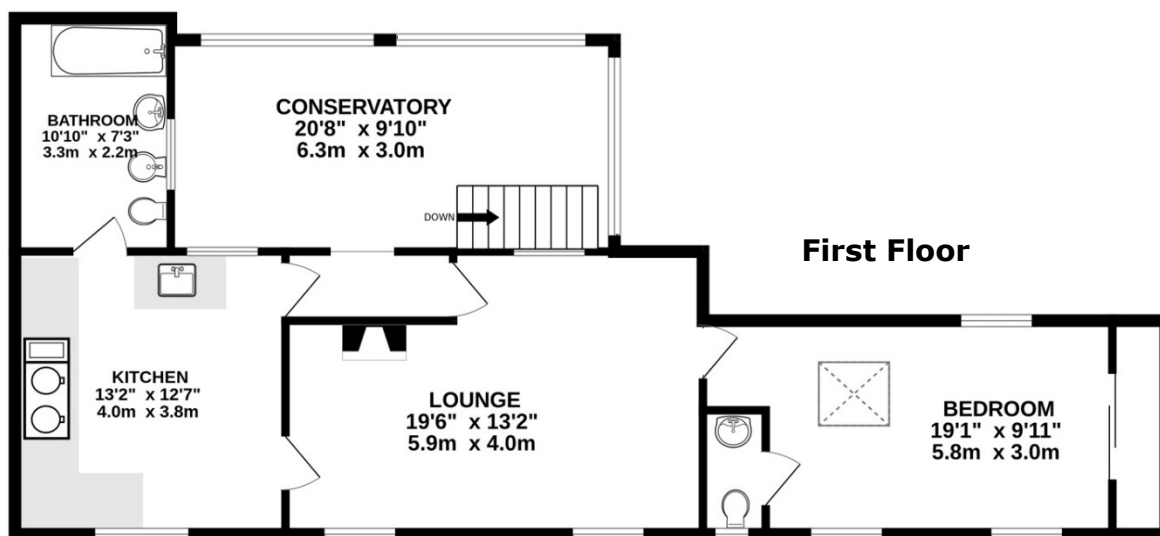
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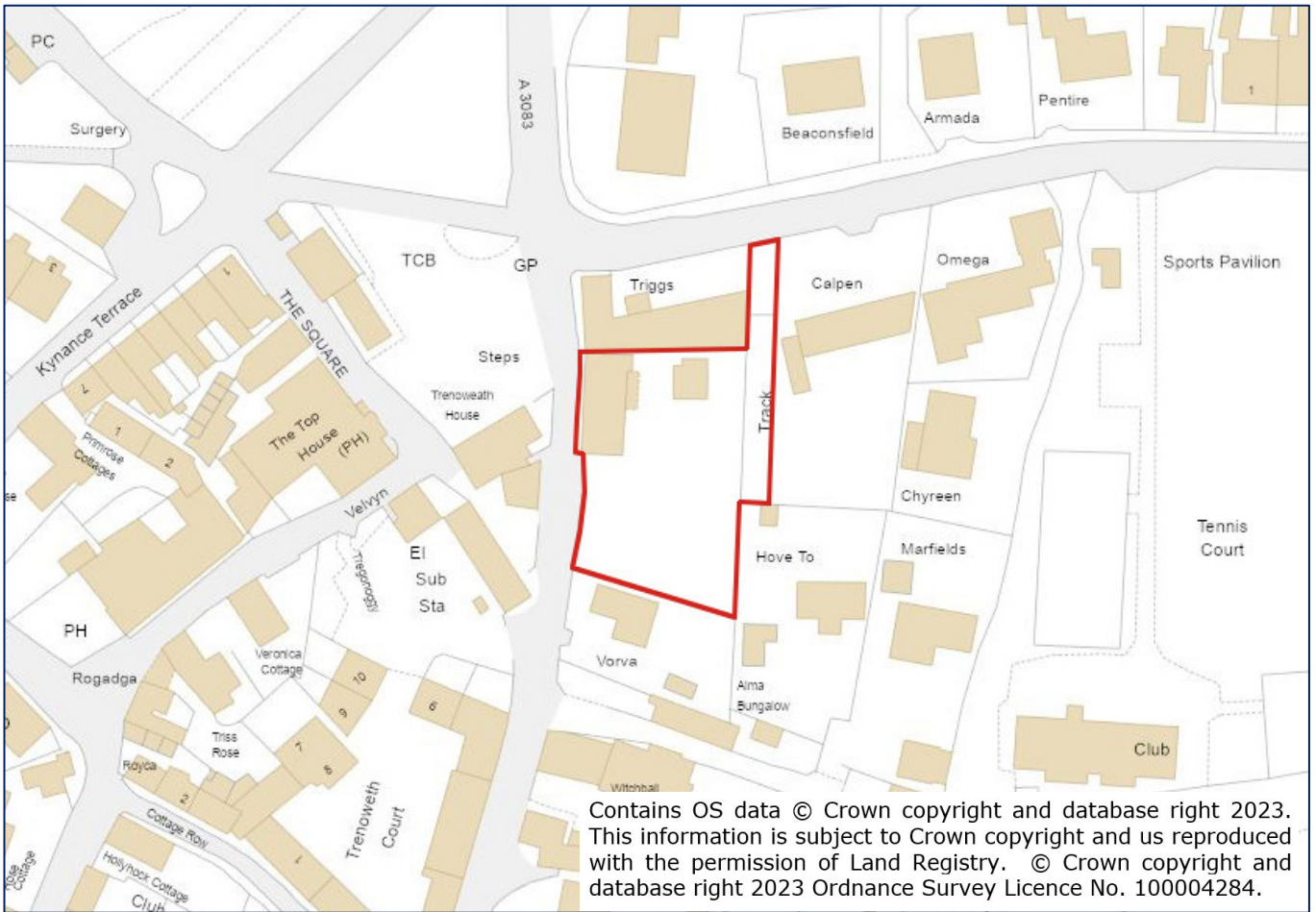
Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas. Telephone 01872 272722

Ground Floor



First Floor





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