



Shears Cafe, Shears Place, The Strand,
Lympstone, Exmouth, Devon, EX8 5JW

PRICE 'Offers in excess of' £450,000
TENURE Freehold



A Unique Opportunity To Purchase A Beautiful Period Building With Mixed Residential And Commercial Use Located In The Heart Of This Sought After Village

- Spacious Café Area To Seat Approximately 30 Covers With Additional Outside Seating Area •
- Excellent Living Accommodation • Attractive Ground Floor Lounge • Good Size Kitchen •
- Three First Floor Bedrooms • Spacious Bathroom / WC • Versatile Attic Room •
- Rear Enclosed Courtyard Garden With WC • No Onward Chain •
- Viewing Strongly Recommended •

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Shears Café and Shears Place offers a unique opportunity to purchase a substantial property located in the heart of the sought after village of Lympstone with mixed residential and commercial use. Shears Café itself was run as a successful café up until 2014 and its central village location ensures a high degree of passing trade from locals and visitors to this highly regarded East Devon village which enjoys excellent local public houses, cycle tracks, railway station giving ease of access to the seaside resort of Exmouth and the Cathedral city of Exeter but above all enjoys a thriving community village spirit. The main accommodation can also be accessed from the café area and also benefits from its own separate entrance to the side of the building. The accommodation is both bright and spacious and is found in good order throughout and any potential purchaser looking to open the café could do so without delay. Alternatively for those looking for a centrally located family home, the property could be altered into a super family home. Opportunities such as this rarely become available and therefore an early inspection is highly recommended.

THE ACCOMMODATION COMPRISES: Solid wood front door with glazed panelled fan light window giving access to:

RECEPTION HALL: With stairs rising to the first floor giving access to residential accommodation with UPVC double glazed window to side elevation and useful understair storage cupboard beneath with power connected; tiled flooring; fitted shelving; radiator; ceiling lighting and additional recess spotlighting; electric consumer units; smoke detector; fire door giving access to the café and doors to:

RESIDENTIAL ACCOMMODATION:

LOUNGE: 13' 9" x 11' 11" (4.19m x 3.63m) A charming room with UPVC double glazed window to rear elevation; boarded chimney recess with wood mantle over; fitted shelving in wall recesses; television point; radiator; recess ceiling spotlighting.

KITCHEN: 14' 2" x 8' 6" (4.32m x 2.59m) Fitted with a range of granite working surfaces with matching splashback and inset stainless steel one and a half bowl sink unit with mixer tap and integrated drainer; range of cupboards, drawer units and integrated dishwasher beneath working surfaces; matching range of wall units at eye-level with concealed lighting beneath; Belling gas oven with stainless steel chimney style extractor hood over; space for large fridge freezer; additional wash hand basin; UPVC double glazed window to side elevation; recess ceiling spotlighting; part glazed stable style door giving access to the rear garden.

FIRST FLOOR LANDING: With radiator; door giving access to staircase rising to the second floor with understair storage cupboard beneath.

BEDROOM ONE: 14' 0" x 12' 2" into wall recess (4.27m x 3.71m) UPVC window to rear elevation; feature fireplace with tiled hearth; coved ceiling; radiator; recess ceiling spotlighting.

BEDROOM TWO: 15' 4" x 10' 1" (4.67m x 3.07m) UPVC double glazed window with additional secondary glazed window panel overlooking the front elevation; radiator; coved ceiling; recess ceiling spotlighting.

BEDROOM THREE: 11' 4" x 8' 4" excluding door way recess (3.45m x 2.54m) UPVC window to front elevation with additional secondary glazed window panel; radiator; coved ceiling; recess ceiling spotlighting.

BATHROOM / WC: 12' 9" x 8' 2" (3.89m x 2.49m) A spacious bathroom suite with feature ceiling and wall lighting and comprising of a bath with corner chrome mixer tap and handgrips; good size tiled shower cubicle with Mira shower unit and curved shower splash screen doors with light / extractor fan above; pedestal wash hand basin with chrome mixer tap and fitted mirror with built-in light over; WC with push button flush; chrome heated towel rail; cupboard housing modern Ideal gas boiler serving domestic hot water and central heating; utilities cupboard with plumbing for automatic washing machine and shelving over; tiled flooring; UPVC double glazed window to side elevation with patterned glass.

SECOND FLOOR:

ATTIC ROOM: 18' 10" x 13' 8" (5.74m x 4.17m) A lovely spacious room with feature ceiling beams and recess ceiling spotlighting; access to eaves storage space; radiator; smoke detector; television point; UPVC double glazed window to side elevation.

CAFE / RESTAURANT AREA: 18' 10" x 18' 0" (5.74m x 5.49m) maximum overall measurement. A bright and charming café area with glazed panelled bay window to front elevation and glazed panelled front door giving direct access into the café to the general public from The Strand. The café area seats approximately 30 covers and allows access through to the residential accommodation. Comprising of: tiled flooring; radiator; wall mounted log effect gas fire and within the café area is the open-plan coffee preparation area with work surface; fitted shelving.

OUTSIDE: Directly to the front of the property is an attractive stone bonded seating area for additional covers if required or offers potential off-road parking. To the rear of the property is an attractive enclosed stone bonded courtyard garden with access to outside WC with push button flush and cold water tap. From the garden area a pedestrian gate gives access to a shared covered side pathway with access back round to the front of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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