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The Coryton Arms, St. Mellion, Saltash, Cornwall PL12 6RJ

*GUIDE PRICE £175,000+



A detached freehouse pub with attached four bedroom owner's accommodation, backing onto the Tamar Valley, in St Mellion.

DESCRIPTION

The public house offers a main bar area with pool table, dining room to fit up to 36 covers (not used at the time of instruction), commercial kitchen, beer garden and ample parking. The owners accommodation comprises of four bedrooms, lounge, kitchen, bathroom and WC. The premises is currently owner run and has in the past also opened for functions with a pre-arranged booking made. Current trading hours are 12pm to 3pm and 5:30pm to 11pm Mondays, 5:30pm to 10:30pm Tuesday, Wednesday and Thursday, Friday the pub opens 4pm to 11pm and on a Saturday 3pm to 11pm. For information on fixtures and fittings, please refer to the legal pack.

LOCATION

Set on the A388 in the main village route, local amenities include a popular golf club, access to the towns of Saltash and Callington and further afield onto Plymouth city centre via the Tamar Bridge.

ACCOMMODATION

Coryton Arms Freehouse Main bar and dining room, commercial kitchen, ladies and gents toilet facilities, beer garden and parking to the rear.

Owners Living Accommodation Lobby leading to: Lounge, kitchen, four bedrooms, a bathroom and a WC.

Outside To the rear of the property is a generous parking area and beer garden with views over the Tamar Valley.

NOTE

The public house will cease trading upon completion, the current premises licence runs until the end of October. Anyone wishing to re-open to trade will need to make and rely on their own findings to re-open. Cornwall Council general enquiries: 0300 1234 100.

EPC

Coryton Arms Free House: Non Domestic Energy Efficiency Rating – C.
Owner's Living Accommodation: Energy Efficiency Rating – TBC.

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by pre-arranged appointment only with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.

