



Cliff Lane Mappleton, HU18 1XX

This is a fantastic opportunity to purchase a well known, established and proven tea room/ village shop, residing in a four bedroomed detached property on a plot circa 1/4 acre with detached one bedroom bungalow in its grounds.

Located in the historic village of Mappleton, the Old Post Office Tea Room is a lovely retreat by the sea. The business itself currently has an excellent turnover and offers covers for up to 50 including outside area, with potential for further expansion.

All fixtures and fittings relating to the business and not personal to our client are included in the sale. The property itself comprises of the shop, commercial kitchen, tea room and conservatory, all serving the cafe. An inner hall way leads into the personal dining kitchen, with living room and shower room. To the first floor are four bedrooms and family bathroom. Externally is a large outbuilding/ garage along with wooden brick store. The garden is split into several areas to include paved patio area, lawned area, and large Koi pond. There is a large gated parking drive suitable for multiple vehicles. The property also benefits from solar panels.

The detached one bedroom bungalow in the rear garden is currently run as a successful holiday let generating substantial income.

EPC rating D

Council tax band: A (Both buildings)

Tenure : Freehold

Offers Around £495,000

Shop

21'3" x 11'0" (6.49 x 3.37)

There are beamed ceiling, range of shelving. Counter space with storage and display cabinets. The shop is tile with laminate flooring and radiator. There will also be an Ice cream fridge and Expobar G10 coffee machine included. Window to front with entrance door, exposed cobble wall.

Tearoom

11'5" x 5'11" (3.50 x 1.82)

Door to conservatory, archway to main shop. Exposed cobble feature wall, laminate flooring, panelled wall and radiator.

Commercial Kitchen

12'6" x 7'8" (3.83 x 2.34)

Fully fitted kitchen with space for oven with extractor over, space for various under counter appliances. Hand wash sink and inset stainless steel bowl sink unit.

Conservatory

18'4" x 10'2" (5.61 x 3.12)

Windows to side and rear, sliding doors to rear, door to side. Heater and air con system and laminate flooring.

Inner Hall

Staircase to first floor and radiator.

Lounge

14'3" x 12'7" (4.36 x 3.85)

Window to front, stone fireplace housing multi-fuel fire, feature cobble wall, beamed ceiling and radiator.

Kitchen Diner

29'1" x 19'3" (8.89 x 5.89)

Windows to front, side and rear, side door to garden and driveway. Fitted base units with work surfaces, ceramic single sink unit with drainer, space for under counter fridge, pantry area, space for AGA. Log burner on stone tile bottom.

Groundfloor Shower Room

6'10" x 5'10" (2.09 x 1.79)

Window to rear, with pedestal wash hand basin, w.c and step in shower. Heated towel rail, part tiled walls, laminate flooring and central heating boiler.

Bedroom 1

12'8" x 9'5" (3.87 x 2.88)

Window to side, sloping ceiling and radiator.

Bedroom 2

11'5" x 11'5" (3.50 x 3.48)

Window to side, carpeted flooring and radiator.

Bedroom 3

11'7" x 9'3" (3.55 x 2.83)

Window to side, laminate flooring, sloping ceiling and radiator.

Bedroom 4

8'8" x 7'11" (2.65 x 2.42)

Velux window to front and radiator.

Bathroom

11'10" x 5'7" (3.63 x 1.72)

Window to front, WC, pedestal wash hand basin, panelled bath with shower over, vinyl flooring, partially tiled walled and radiator.

Gardens

Front mainly laid to lawn with mature shrubs and brick paved area to front of shop.

Garden to rear

Lawned area, paved area, fruit bush and vegetable area. Fenced boundaries, hedge boundaries, split into several areas, large Koi pond. Log stores and several large sheds.

Outbuilding

28'8" x 21'2" (8.75 x 6.47)

Attached, light points, barn style doors, power points, windows to rear and side.

Brickstore

Plumbing/electric for appliances.

Bungalow

Entrance Hall

8'5" x 6'3" (2.59 x 1.91)

Window to front and entrance door.

Living Area

11'5" x 10'3" (3.50 x 3.13)

Sliding patio doors to side garden, window to front, log burner and radiator.

Kitchen Diner

18'3" x 18'4" (5.58 x 5.60)

Window to front, fitted wall and base units with work surfaces, double electric oven and hob with extractor hood over. 1 1/2 inset stainless steel sink and drainer unit, integrated fridge and laminate flooring.

Bedroom

11'9" x 8'8" (3.59 x 2.66)

Window to front, electric radiator and loft access.

Shower room

7'10" x 8'6" (2.39 x 2.61)

Window to rear, vanity unit housing WC, sink and storage. Step in shower and electric radiator.

Garden

Laid mainly to lawn, fully enclosed with dwarf fence, paved patio area and views over fields and sea.

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Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Established Business
- Large drive/parking

- Shop and Tearoom
- Beautifully presented

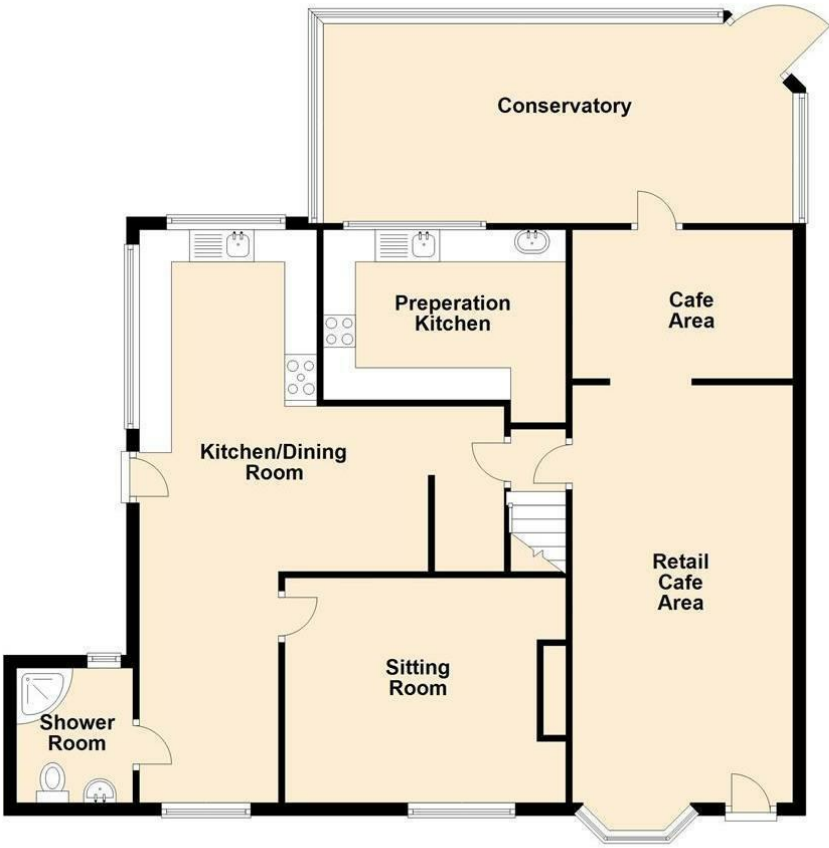
- Amazing grounds
- 1 Bed Bungalow



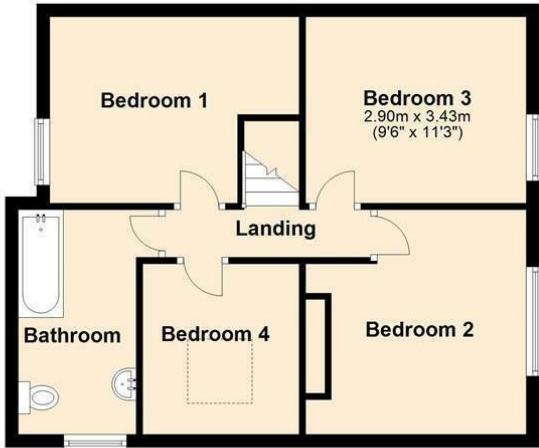


Floor Plan

Ground Floor
Approx. 117.5 sq. metres (1265.2 sq. feet)



First Floor
Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 167.4 sq. metres (1801.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	65
England & Wales		
EU Directive 2002/91/EC		

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