



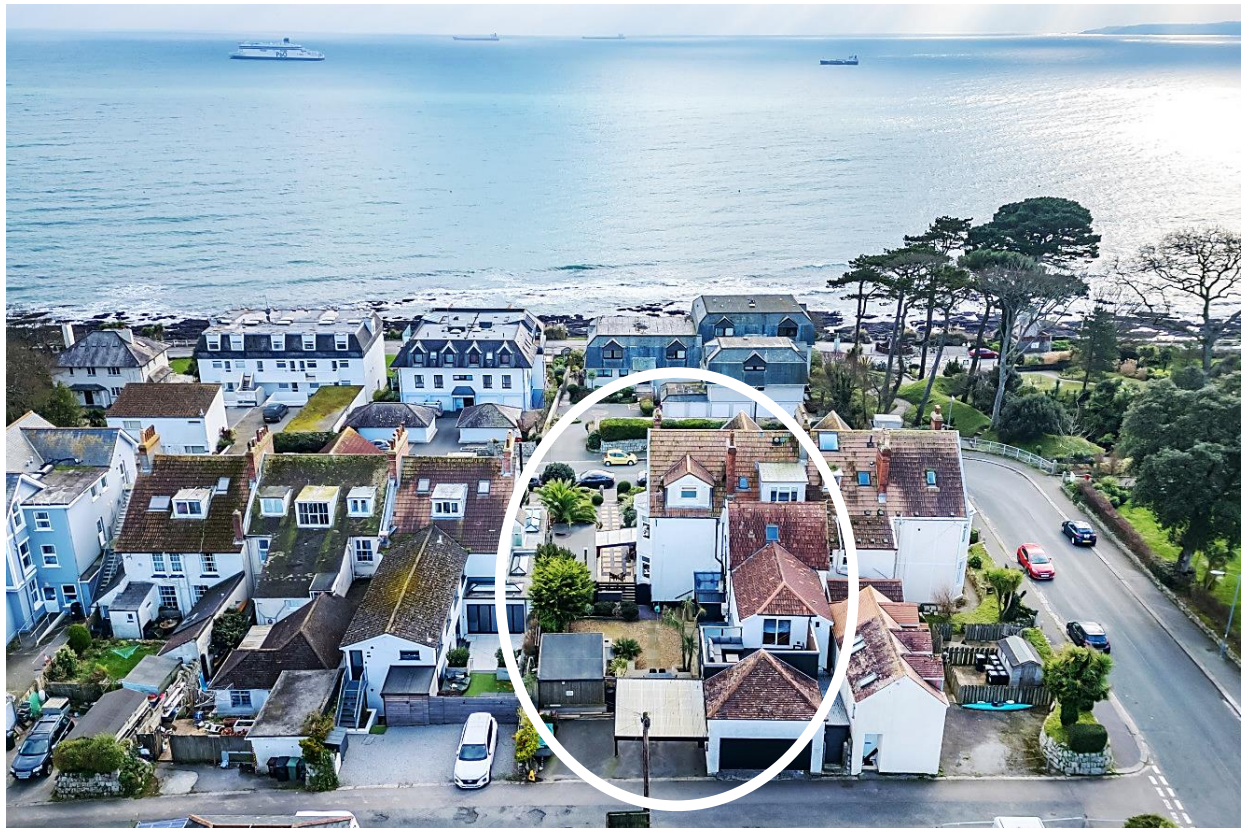
Heather & Lay
The local property experts

CHERRY HOUSE
100% FREE
CALL TODAY

Chelsea House Hotel, 2 Emslie Road, Falmouth TR11 4BG

O.I.E.O. £1,500,000

Stunning established hotel with nine en-suite guest bedrooms plus two-bedroom owners accommodation. A good income has been achieved and all P & L accounts are available to the purchaser for inspection. Residential planning has been agreed allowing the options to provide one large house suitable for multi-generation living, or indeed 3 self-contained residential apartments, with a 2 storey house.



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FALMOUTH TOWN	WALKING DISTANCE
TRURO	11 MILES
NEWQUAY AIRPORT	29.8 MILES
EXETER	97.6 MILES

- Current very successful hotel (P&L available)
- A stone's throw from the sea & beaches
- 9 En-suite Bedrooms
- 5 with balconies , 8 rooms with sea views
- 2 bedroom owners accommodation
- Over 5000²ft in total !
- Plenty of parking & lovely gardens
- Residential planning for conversion to one large house or 3 self-contained residential apartments, with a two storey house.





THE PROPERTY

With enviable reviews and many returning guests, our vendors have enjoyed this successful hotel.....and their home. Now wishing to retire, the new owners will reap the rewards of all the hard work and design style that has been brought to the business. Of course, one can continue with Chelsea Houses' highly successful 9 bedroom B&B business but beyond that, options here are considerable and exciting. Including to create 4 holiday apartments plus separate owners' accommodation. Residential planning has been agreed allowing the options to provide one large house suitable for multi-generation living, or indeed 3 self-contained residential apartments, with a 2 storey house. Each room is pop/rock based and furnished in a style of the artist in question, add to this the music system to suit and you have a perfect Unique Selling Point (USP). There are nine guest bedrooms all with ensuite, eight have sea views and five of these with balconies plus the owners' accommodation benefits from a large balcony accessed off their main bedroom. The square footage totals to 5,319 (including garden rooms) and this of course gives great flexibility going forward. The hotel guests have their own entrance. Access for the owners' private accommodation is through the rear of the property which also allows for deliveries etc. It is hard to do this property justice with written details, so we strongly recommend viewing in person at the earliest opportunity. Also, please watch our video tour. Outside the meticulously kept landscaped gardens are an absolute delight and include a purpose-built single-storey garden room providing guests with a relaxing place to enjoy the summer sunshine.

THE LOCATION

Chelsea House is incredibly well located in a prominent position just behind Falmouth's seafront, moments from the coastal path and beaches. This location is exciting and uplifting, with the town and harbourside within easy reach. From Chelsea House take a leisurely stroll down to the seafront, the Princess Pavilions as well as Falmouth Town centre with its array of shops, including national chains, together with quality galleries showcasing local talent and great bars and restaurants to eat and drink. It is a vibrant town with a year round community and famed for its many festivals and regattas.

Nearby train station at Falmouth Town provides a convenient link to the mainline at Truro for Exeter and London, Paddington.

Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.



ENTRANCE HALL



BREAKFAST ROOM

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

HOTEL ENTRANCE HALLWAY

From the main front door with its arch glazed over pane into this grand, high ceilinged, entrance hall. Beautiful turning staircase rising to the first and second floors. Doors to bedrooms one (Prince), bedroom two (Nina Simone) and what is currently the main breakfast room. School style and vertical radiators. At the far end of the hallway is the door that gives access to hotel kitchen and the owners' accommodation.

BREAKFAST ROOM 19' (5.79m) into bay x 14' 1" (4.29m)

Oak flooring and bay window with partial sea views and looking over the rear garden and separate owners accommodation. This room backs on to the kitchen so, should the property be converted into a large family home, the new owner may decide to remove the wall to make a very large kitchen/dining room.

HOTEL KITCHEN 17' 11" x 14' 11" (5.46m x 4.55m)

All as one would expect from a modern commercial kitchen. Perfect for producing high quality food for ones' guests!

Access through to hotel kitchen, office & owners' accommodation and garden.



ENTRANCE HALL



HOTEL KITCHEN



BEDROOM ONE - PRINCE

GROUND FLOOR

BEDROOM ONE 12' 11" x 10' 10" (3.94m x 3.3m)

PRINCE

Lovely room with bay window and door to decked terrace (with sea views). En-suite.

BEDROOM TWO 18' 11" x 15' 1" (5.77m x 4.6m)

NINA SIMONE

Again, a lovely room with bay window and door out to a decked terrace (with sea views). A thought would be.....if the new owner decided to make this property their family home, what a stunning sitting room bedrooms one and two would make if the dividing wall was removed!



BEDROOM TWO - NINA SIMONE

FIRST FLOOR

BEDROOM THREE 19' 1" x 16' 6" (5.82m x 5.03m)

ROD STEWART

Bay window. Panoramic sea view. En suite

BEDROOM FOUR 14' 6" x 13' 10" (4.42m x 4.22m)

DUSTY SPRINGFIELD

Sea view. Balcony. En-suite.

BEDROOM FIVE 15' 9" x 13' 5" (4.8m x 4.09m)

AMY WINEHOUSE

Large room with bay window and sea views from side bay window. En suite.

BEDROOM SIX 13' 9" x 13' 1" (4.19m x 3.99m)

BRUCE SPRINGSTEEN

Back garden view. En suite



BEDROOM THREE - ROD STEWART



BEDROOM FIVE - AMY WINEHOUSE



BEDROOM FOUR - DUSTY SPRINGFIELD



BEDROOM SIX - BRUCE SPRINGSTEEN

SECOND FLOOR

BEDROOM SEVEN 13' 1" x 12' 11" (3.99m x 3.94m)

JIMI HENDRIX

Amazing balcony with superb sea and bay views. En-suite.

BEDROOM EIGHT 16' 6" x 14' 8" (5.03m x 4.47m)

DAVID BOWIE

With its double aspect, balcony and lovely sea view. En-suite.

BEDROOM NINE 12' 10" x 12' 3" (3.91m x 3.73m)

FREDDIE MERCURY

Distant harbour view. Ensuite.



BEDROOM SEVEN - JIMI HENDRIX



BEDROOM EIGHT - DAVID BOWIE



BEDROOM NINE - FREDDIE MERCURY



OWNERS' OFFICE



OWNERS' KITCHEN



OWNERS' LIVING/DINING ROOM



OWNERS' LIVING ROOM

OWNERS' ACCOMMODATION

OFFICE 13' 2" x 12' 1" (4.01m x 3.68m) Access from hotel kitchen. Door to cloakroom, owners' living room with two staircases rising to owners' bedrooms.

OWNERS' KITCHEN/DINING/LIVING ROOM 22' 6" x 17' 7" (6.86m x 5.36m)
Comprising kitchen, sitting and dining areas. Patio doors out to private garden. Door to the garage.

FIRST FLOOR

BEDROOM ONE 14' 8" x 10' 6" (4.47m x 3.2m) Door to a spacious en-suite, patio doors out to a....

LARGE BALCONY with sea and harbour views.

BEDROOM TWO 13' 5" x 11' 10" (4.09m x 3.61m) Access to loft/attic store. En-suite.



OWNERS' BEDROOM



OWNERS' BALCONY



OWNERS' EN SUITE



OWNERS' LIVING/DINING ROOM



PARKING SPACE & GARAGE

OUTSIDE

Lovely guest gardens to the front and side with lots of areas to soak up the sunshine.

SUMMERHOUSE/GARDEN ROOM 28' 5" x 9' 8" (8.66m x 2.95m)

Really well built with plenty of glass to make the most of those views!

OWNERS GARDEN A gate from the side garden leads through to a large private owners garden. From here a gate leads through to the parking area. There is also another owners' garden room in this area which would make a great gym, office or overflow accommodation due to it also having en-suite facilities and fold up bed.

GARAGE 20' 8" x 18' 1" (6.3m x 5.51m) Opening to storeroom. Door to parking area and roller shutter vehicular access.

PARKING AREA Which includes a car port and enough space for three small cars or two large cars. EV charge point



OWNERS' GARDEN & GARDEN ROOM



GUESTS' GARDEN ROOM

Emslie Road, Falmouth, TR11

Approximate Area = 4896 sq ft / 454.8 sq m (includes garage)

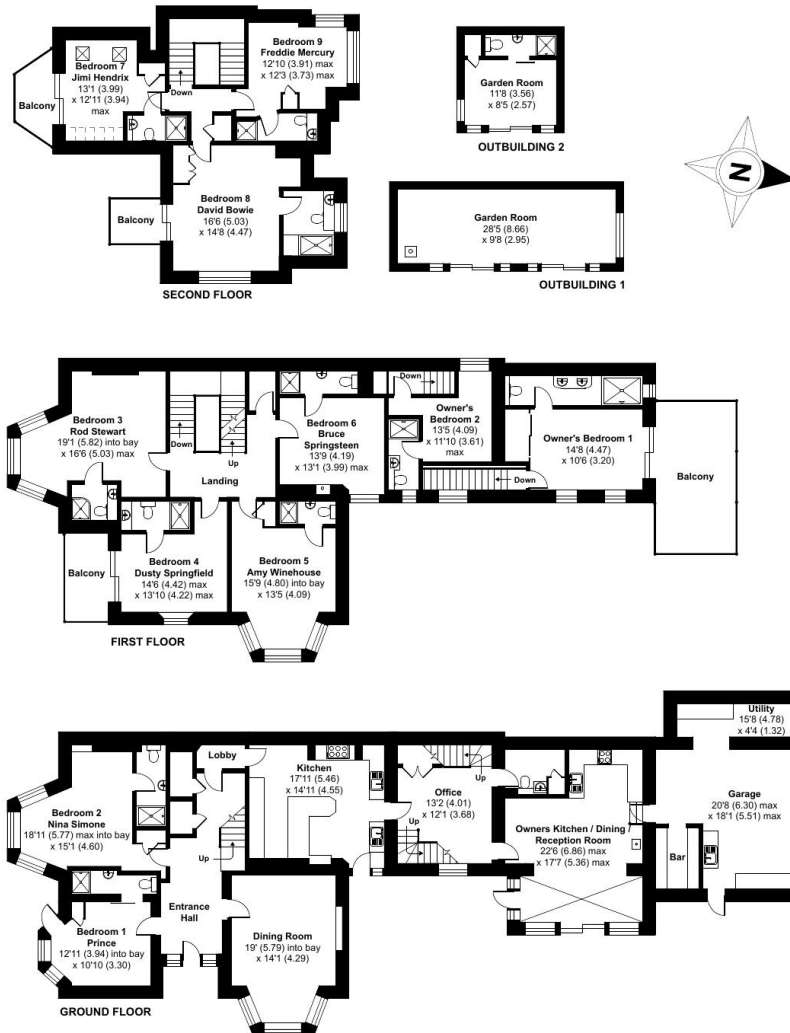
Limited Use Area(s) 13 sq ft / 1.2 sq m

Outbuildings = 417 sq ft / 38.7 sq m

Total = 5326 sq ft / 494.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Heather & Lay Estate Agents. REF: 1071211

DIRECTIONS

Follow the main A39 into Falmouth and head down Melville Road towards the docks. On the right you will see Emslie Road and Chelsea House is approx. 100 yards on the left.

SERVICES

Mains electricity, gas, water & drainage. Superfast fibre optic broadband (subject to subscription)

AGENTS NOTE Detailed accounts can be made available to any buyer wishing to continue running Chelsea House as a business.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY.

Telephone 0300 1234100

TAX BAND – BUSINESS RATED – GUEST HOUSE AND PREMISES

NON DOMESTIC EPC RATING – B

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.