



**THE  
CHAPEL  
GUEST HOUSE**  
En-Suite  
Accommodation  
Wi-Fi  
Parking  
**01726 851602**  
[www.thechapelguesthouse.co.uk](http://www.thechapelguesthouse.co.uk)

**NO VACANCIES**

# THE CHAPEL

## CARTHEW, ST AUSTELL, CORNWALL PL26 8XG

- An impressive, character guest house enjoying a wooded valley situation in mid-Cornwall, convenient for the Eden Project & Lost Gardens Of Heligan
- High quality accommodation throughout including a welcoming reception hall, dining room, fitted kitchen, utility and five immaculate en-suite guest bedrooms
- Private owners' lounge, double bedroom and en-suite shower room/wc
- Many features including pointed stone elevations, some arched windows and some part exposed roof trusses
- Superb decked garden area adjacent to the ample car park for six vehicles
- Deliberately trading under the VAT threshold, opening Easter to October
- This turn key business representing a wonderful home and income opportunity with no onward chain

**FREEHOLD**

**GUIDE £595,000**

**SOLE AGENT**





## LOCATION

The Chapel guest house is centrally located in mid-Cornwall in a wooded valley in the hamlet of Carthew, off the A391 north of the town of St Austell. Some of Cornwall's most favoured attractions such as the Eden Project and the Lost Gardens of Heligan are within a short drive. Nearby beaches include Carlyon Bay, Pentewan Sands, Portmellon Cove, Porthpean, Par Sands and Polkerris.

This fine guest house is also well located for the popular harbour town of Fowey and the historic harbour at Charlestown which has prominently featured in television's adaptation of Poldark.

## DESCRIPTION

We understand that the Chapel guest house was originally built in the 19th Century as a Methodist Chapel which was then sympathetically converted to provide accommodation in 1995.

The property has traded as a guest house since 2008, with our clients beginning their tenure in 2021. During their period of ownership the Chapel guest house has been subject to a comprehensive refurbishment campaign and that includes majority upvc double glazing. The property also includes the modern benefit of oil-fired central heating, yet includes many character features including pointed stone elevations, some arched windows and some part-exposed roof trusses.

Briefly, the accommodation comprises a well-proportioned reception hall with access to a cloakroom wc; dining room with double doors opening onto the front and side elevations; a fitted kitchen breakfast room; utility room and private owners' accommodation including a sizeable private lounge and king sized bedroom with en-suite shower/wc.

The guest accommodation is located on the first floor and includes five quality en-suite guest bedrooms, all offered fully equipped as a trading going concern.

Outside is a generous gravelled car park for up to six vehicles with a gate providing access to a tremendous decked garden area, to the rear of which is an elevated garden area. To the front is a small stocked garden, setting the property back from the access road and to the rear, a courtyard provides access to a useful cellar and storage shed.

For further information, interested parties are welcome to view our clients' website ([www.thechapelguesthouse.co.uk](http://www.thechapelguesthouse.co.uk)).



# THE BUSINESS

The successful bed and breakfast business deliberately trades under the VAT threshold by opening six to seven months a year, Easter to October. The trading profit and loss accounts for year ending 5th April 2024 showed sales in excess of £80,000 per annum, and good levels of net profitability.

In the normal manner, further accounting information will be made available to seriously interested parties following a viewing appointment.

# SERVICES

Services connected to the premises include mains water and electricity. Private drainage. Oil-fired central heating. (We would point out that no testing of any of the services has been carried out by the agent.)

# FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

# BUSINESS RATES

The property has a Rateable Value of £3,400 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

# EPC

The premises has an EPC Rating of C under Certificate Reference Number 0270-7965-0356-6140-7020.

# AGENTS NOTE

The neighbouring property enjoys vehicular right of way over the gravelled drive to access their property.







**Owners Accommodation**



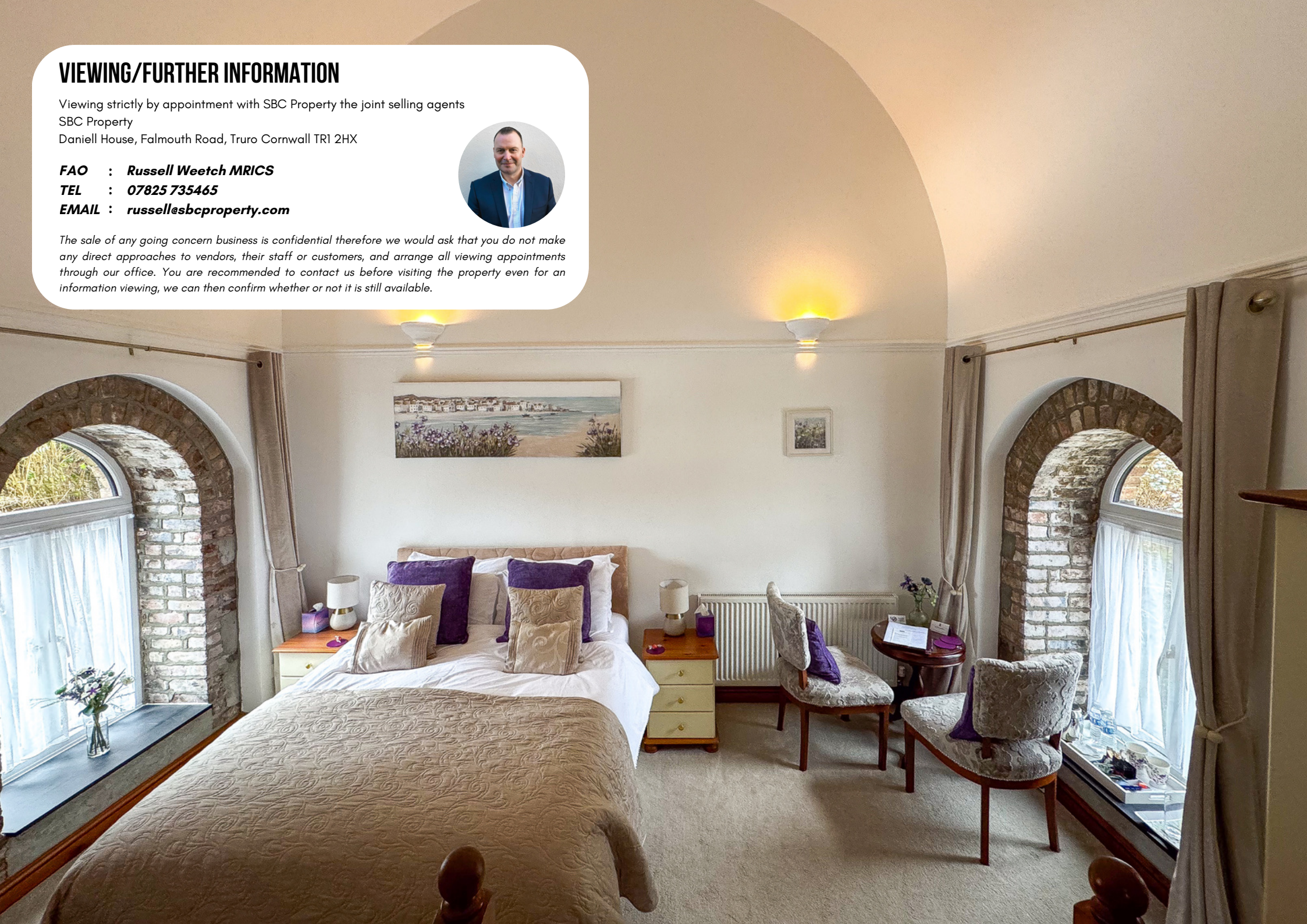
## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents  
SBC Property  
Daniell House, Falmouth Road, Truro Cornwall TR1 2HX



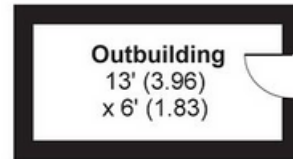
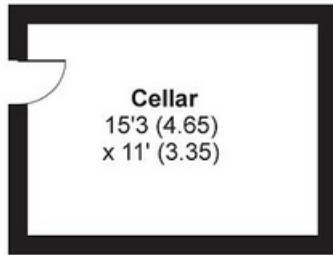
**FAO : Russell Weetch MRICS**  
**TEL : 07825 735465**  
**EMAIL : russell@sbcproperty.com**

*The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.*

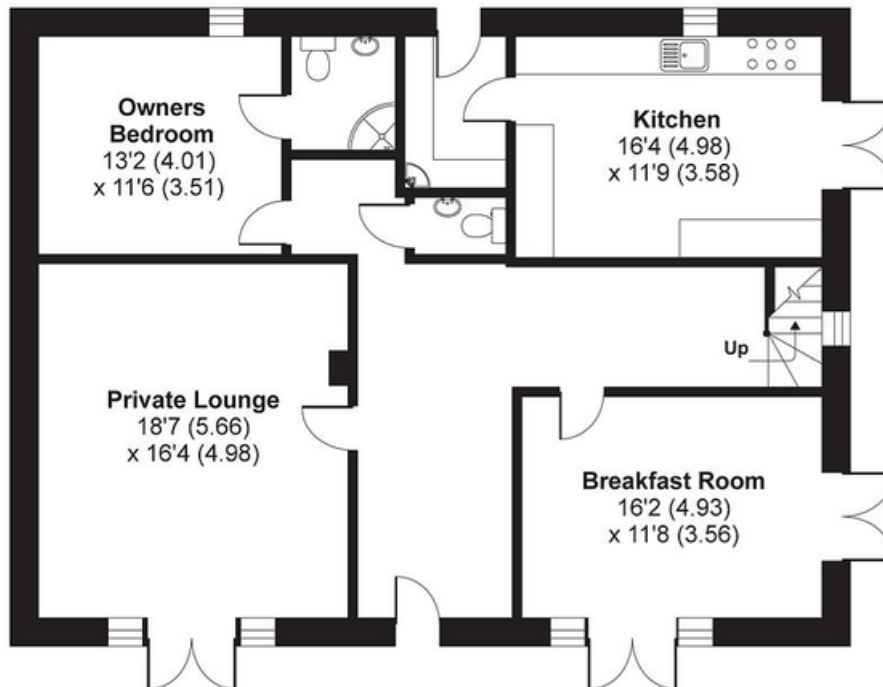


# The Old Chapel, Carthew, St. Austell, PL26 8XG

APPROX. GROSS INTERNAL FLOOR AREA 2915 SQ FT 270.8 SQ METRES (Excludes outbuilding & includes basement)



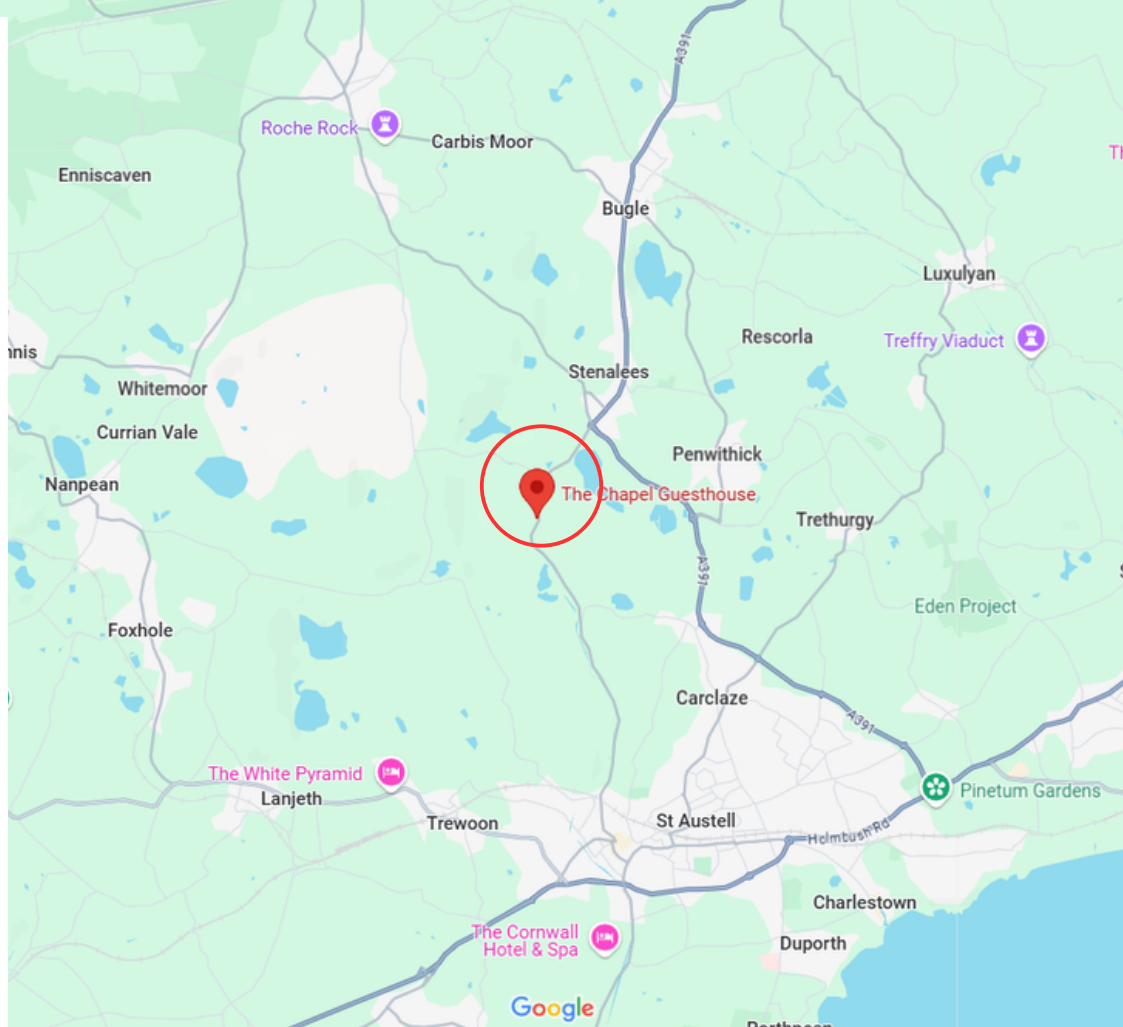
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

Tel: 01872 **277397**

DD: 07825 **735465**

E: [Russell@sbcproperty.com](mailto:Russell@sbcproperty.com)

*SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*

