



PRIVATE CAR PARK First
BACK OF GLENLEIGH Right

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BACK OF GLENLEIGH Left

GLENLEIGH
B&B
All Rooms En-Suite
Sea Views
01736 710308



Glenleigh House

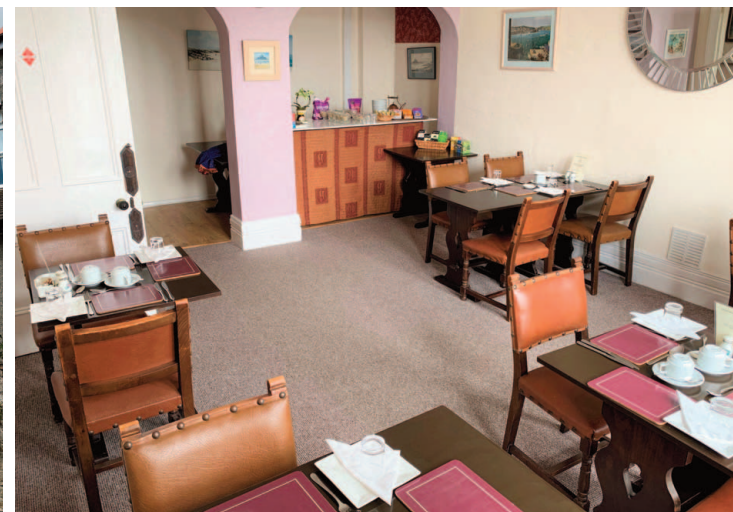
Higher Fore Street, Marazion, Cornwall, TR17 0BQ

- A long established, Victorian guest house enjoying views over Mounts Bay to St Michaels Mount
- Eight en-suite guest bedrooms, many enjoying views of the sea and/or St Michaels Mount, entrance vestibule, reception hall with reception desk, bay-fronted lounge, well-proportioned dining room, equipped kitchen and useful store rooms
- Private owners' suite with kitchen diner, sitting room and two bedrooms, a front courtyard garden, drive to the side and car parking for eight vehicles to the rear
- An outstanding lifestyle opportunity to live and work in one of Cornwall's most select and sought after coastal towns

FREEHOLD

GUIDE PRICE - £850,000

SOLE AGENT



LOCATION

Glenleigh House enjoys a prominent trading location within Marazion, an extremely popular coastal town in West Cornwall with superb sandy beaches and a causeway that leads to the world famous St Michaels Mount. The guest house well positioned for guests to access the South West Coast Path, a part of which is a pleasant walk to Penzance, West Cornwall's shopping and administrative centre.

Glenleigh House is an ideal base for guests to explore many other landmarks in West Cornwall including the Tate Gallery at St Ives, the Minack Theatre at Porthcurno, Lands End, Mousehole and a number of beaches and coves. The scenic Isles of Scilly can be accessed from a ferry departing Penzance and by air from Lands End Airport.

DESCRIPTION

This elegant, Victorian bay-fronted property offers a fine balance of guest and owners' accommodation briefly comprising a bay-fronted lounge, well-proportioned breakfast room, office, equipped kitchen, up to eight guest bedrooms (seven on the first floor and one on the ground floor) and a private owners' apartment with kitchen diner, two bedrooms, lounge and bathroom wc.

Most of the guest bedrooms have either a sea view towards Mounts Bay or a view towards St Michaels Mount itself.

On the second floor are two useful attic rooms (formerly bedrooms) which could be utilised to enhance either of the guest or owners' accommodation.

Immediately to the front is a small courtyard garden with adjacent lawn, to the side is a narrow driveway and to the rear an enclosed courtyard with access to boiler room and useful store rooms with steps ascending to the car park offering eight car parking spaces, certainly a real asset in Marazion.

Discerning purchasers will recognise that Glenleigh House offers a fine lifestyle/home and income opportunity to live and work in a select coastal town with a fine balance of guest and owners' accommodation, taking in breathtaking views over Mounts Bay towards St Michaels Mount.

For further information interested parties are welcome to view our clients' website (www.glenleigh-marazion.co.uk).

THE BUSINESS

We understand that Glenleigh House has been in the same family ownership for over 30 years and is now available for sale due to retirement planning. The current proprietors trade on a seasonal basis offering a bed and breakfast tariff ranging from £75 to £130 per night, trading under the VAT threshold. In the normal manner, further accounting information will be made available to seriously interested parties following an initial viewing appointment.

FIXTURES, FITTINGS & EFFECTS

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.

SERVICES

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

BUSINESS RATES

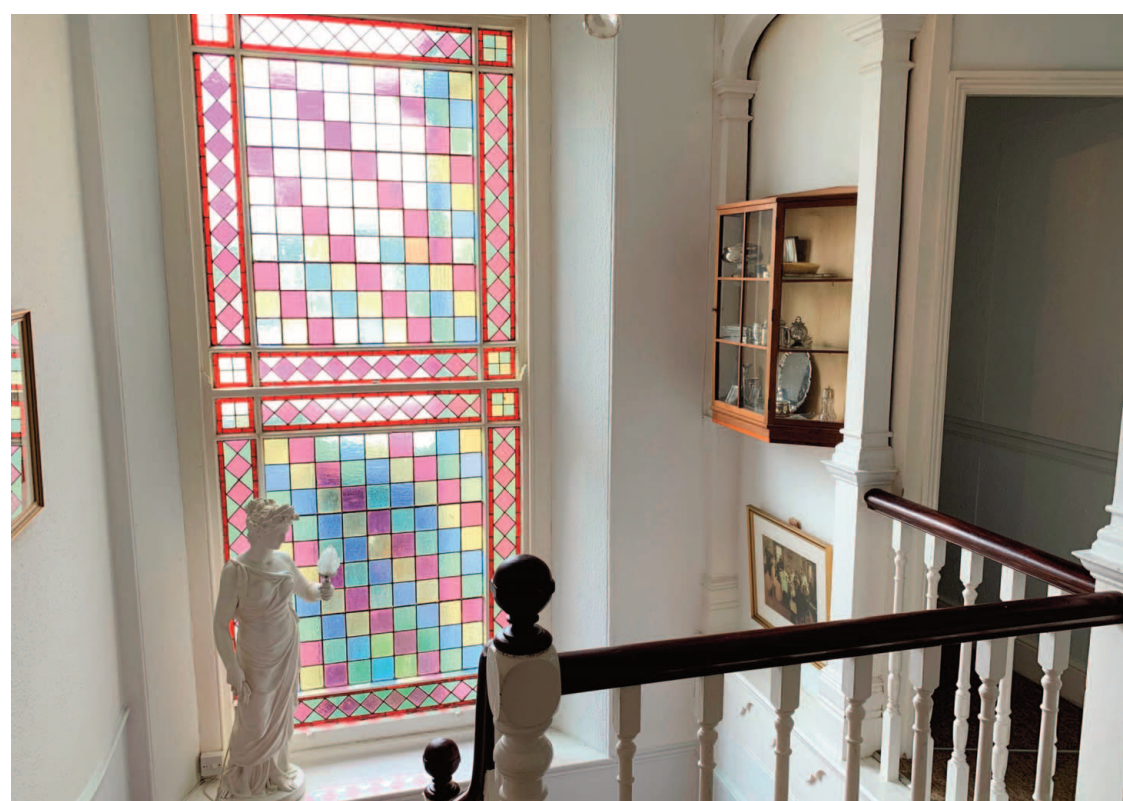
The property has a Rateable Value of £12,500 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

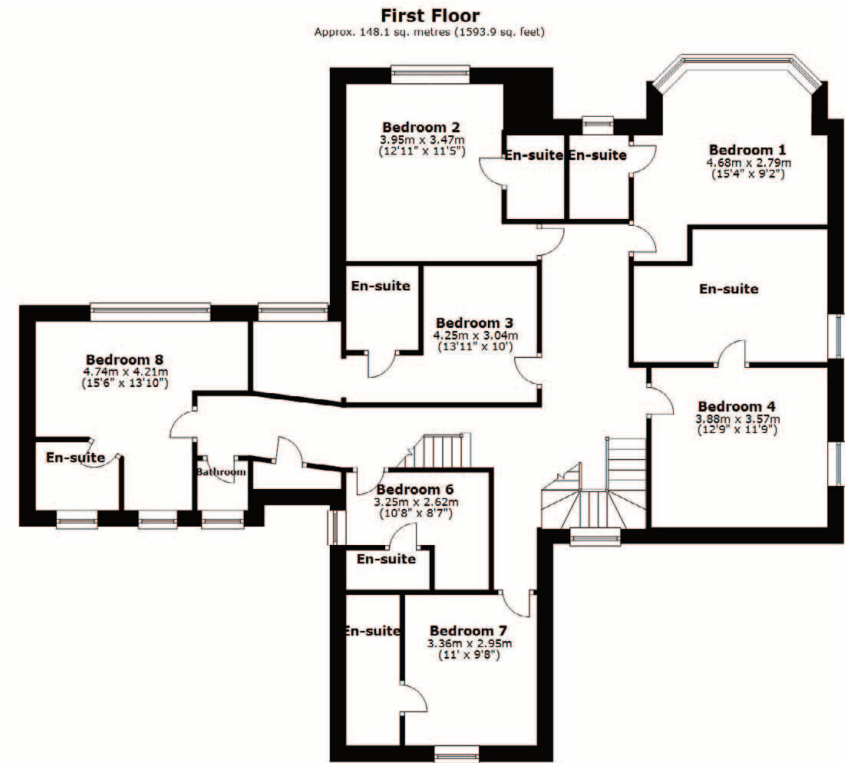
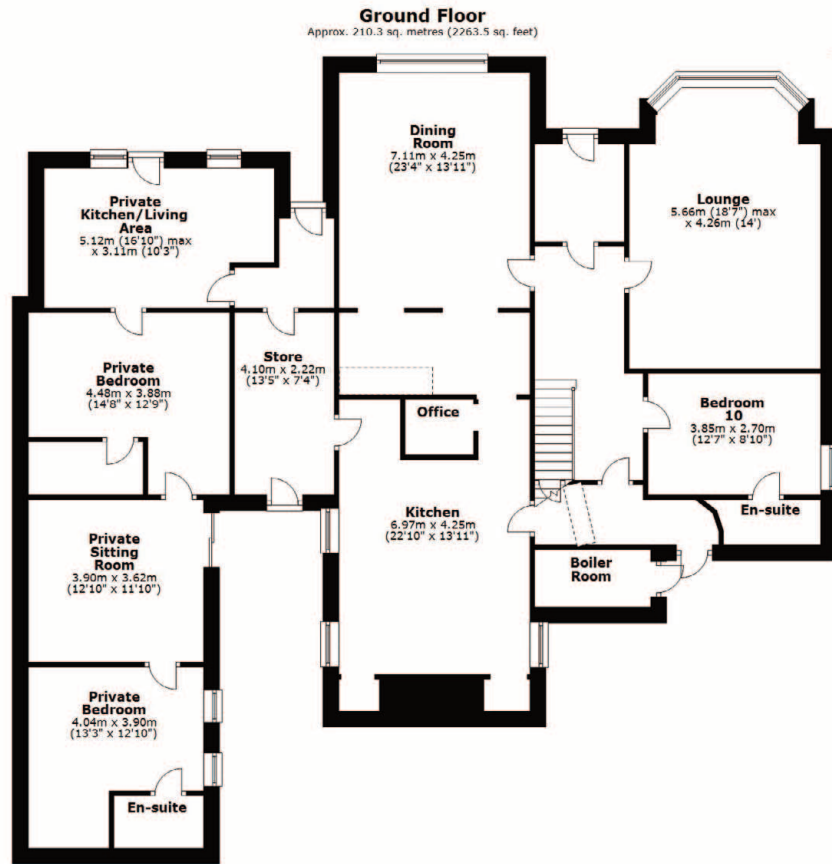
ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of D under Certificate Reference Number 0590-0932-4649-0699-9092.

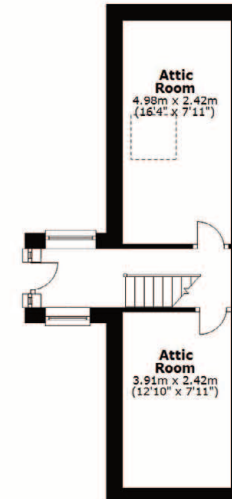
VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.





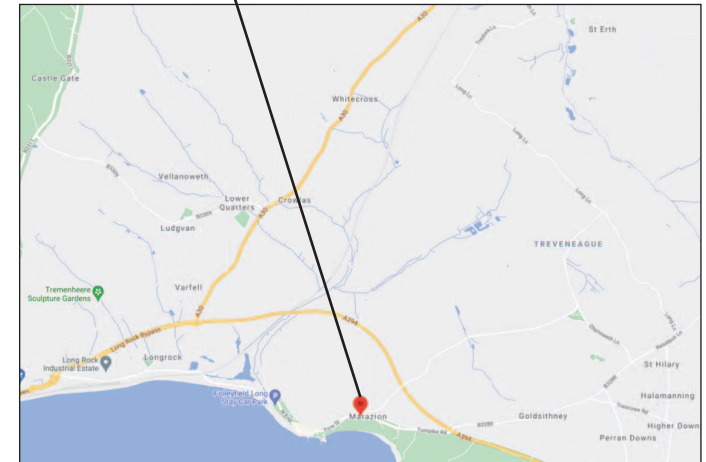
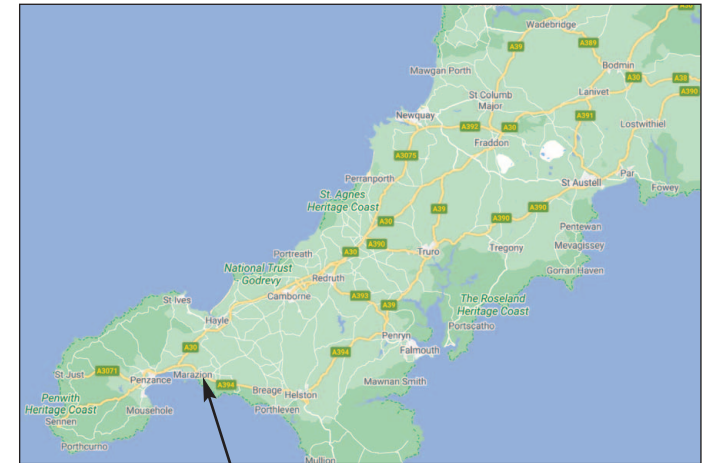
Second Floor
Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 385.9 sq. metres (4153.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using Planup.





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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 offices. 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.