

# COUNTRY HOUSE HOTEL

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**TREHELLAS HOUSE HOTEL  
WASHAWAY  
WADEBRIDGE  
CORNWALL PL30 3AD**

**SBC**  
**PROPERTY**

**01872 277397**



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**A MOST APPEALING AA\*\*\* RATED COUNTRY HOUSE HOTEL  
SENT IN GENEROUS GROUNDS APPROACHING 1.5 ACRES  
IN A PROMINENT TRADING LOCATION MID-WAY BETWEEN  
WADEBRIDGE AND BODMIN  
FREEHOLD OFFERS IN EXCESS OF £900,000 + SAV**

# TREHELLAS HOUSE HOTEL, WASHAWAY, CORNWALL PL30 3AD

- A quite superb AA\*\*\* (1 Rosette) Rated Country House Hotel set in the hamlet of Washaway, mid-way between Cornwall's North Coast at Wadebridge and the popular town of Bodmin.
- Extremely well-presented guest accommodation with many character features, offering 12 en-suite guest bedrooms, two connecting guest lounges, well-proportioned dining room, further conservatory style restaurant/small function room, equipped commercial kitchen and service areas.
- Private owners' accommodation with living room, kitchen, two double bedrooms, bathroom and shower room.
- Set in approximately 1.5 acres of generous grounds including lawned garden areas, sizeable car park, outdoor swimming pool and a hotel vegetable garden.
- Sales in excess of £400,000 per annum with good levels of profitability.
- Genuine retirement sale offering a lifestyle opportunity to live and work in a character hotel and restaurant, well-located for guests to explore Cornwall.

## LOCATION

This impressive, broad-fronted Country House Hotel, enjoys a prominent trading location in Washaway, a hamlet approximately 2 miles from Cornwall's North Coast at Wadebridge and 2 miles from the mid-Cornwall town of Bodmin. The hotel is adjacent to the Pencarrow Estate & Gardens and other nearby attractions include the Camel Valley Vineyard and the Camel Cycle Trail which is accessed approximately 1 mile away. The popular fishing port of Padstow and quaint harbour village of Port Isaac are within 8 miles.

## DESCRIPTION

The appealing Grade II Listed Country House Hotel includes many character features including some slate flagstone flooring and is extremely well-appointed, offering 12 en-suite guest bedrooms, five in the main hotel building and a further seven in a converted outbuilding.

Worthy of note is the impressive Courtroom Suite which offers approximately 550 sq ft of guest accommodation. The public rooms include a welcoming hotel reception, two connecting guest lounges, well-appointed 30 cover restaurant, and a further conservatory style restaurant/function room offering up to 25 further covers. The hotel includes an equipped commercial kitchen, dry store and service areas.

The private owners' accommodation adjoins the hotel. However, has separate access and briefly comprises a living room, kitchen, two double bedrooms, bathroom and shower room.

Externally, Trehellas House Hotel is set in approximately 1.5 acres of grounds including generous lawns with some seating areas, outdoor swimming pool, a hotel vegetable garden located opposite the hotel, a sizeable car park for approximately 30 vehicles, garage and swimming pool pump room.

Historically, part of the grounds had Planning Consent for a separate owners/manager's accommodation or for three further guest suites. The vendor has confirmed that the Planning has now lapsed but obviously could be reintroduced, subject to Planning Consent.

Further hotel information can be seen by viewing our clients' website ([www.trehellashouse.co.uk](http://www.trehellashouse.co.uk)).



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## THE BUSINESS

Our clients, now wishing to retire after trading the Country House Hotel since 2006, trade throughout the year showing consistent sales in excess of £400,000, with good levels of gross and net profitability. In the normal manner, further detailed accounting information can be made available to seriously interested parties following a viewing appointment.

## SERVICES

Services connected to the premises include mains electricity, water and gas with private drainage. *(We would point out that no testing of any of the services has been carried out by the agent.)*

## 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.

## BUSINESS RATES

The property has a Rateable Value of £13,500 (VOA website 2023 List). Prospective purchaser 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 D under Certificate Reference Number 0040-8990-0377-6670-9090.



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## Trehellas House, Washaway, Bodmin, PL30 3AD

Approximate Area = 7363 sq ft / 684 sq m

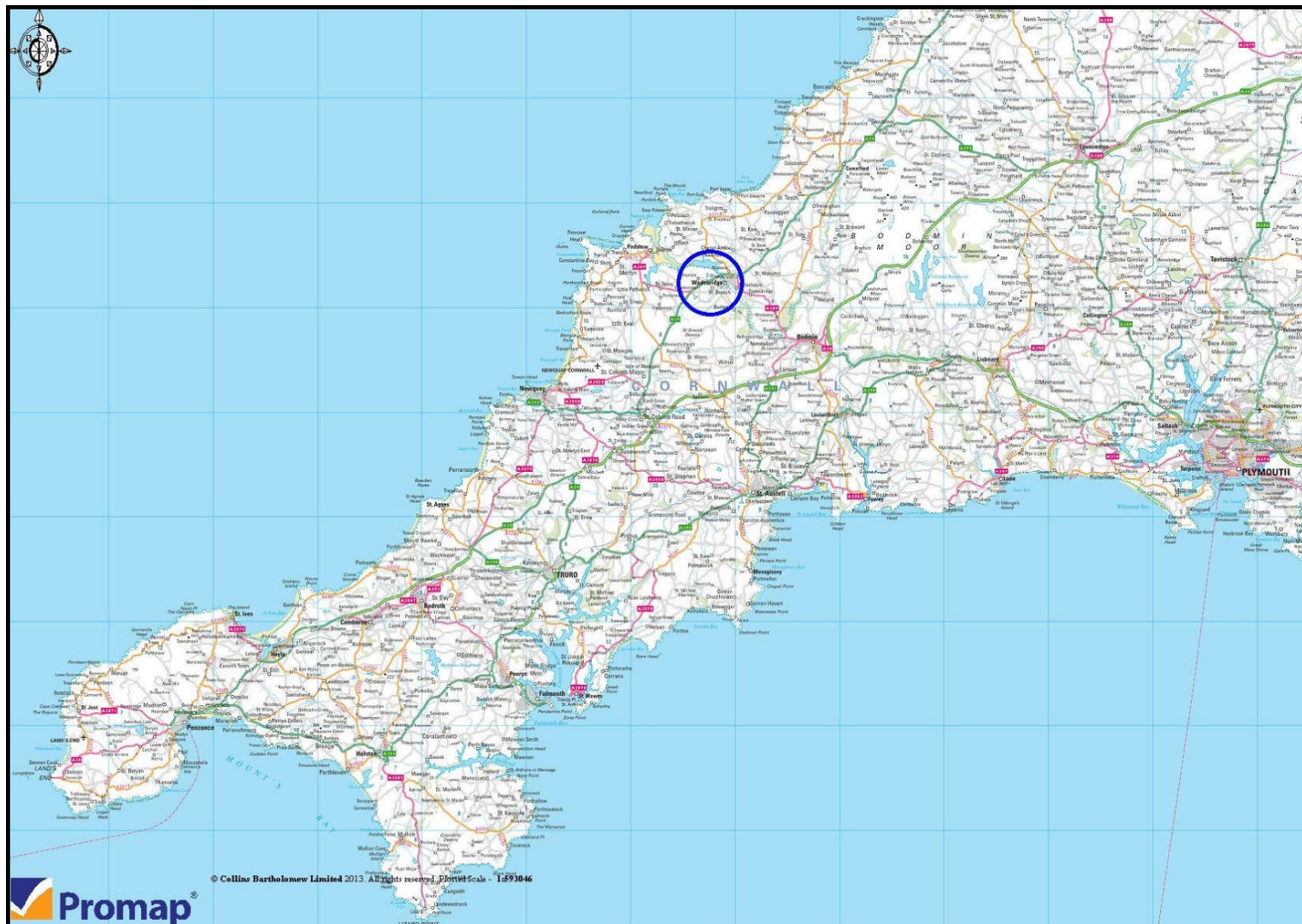
Outbuilding = 190 sq ft / 17.7 sq m

Total = 7553 sq ft / 701.7 sq m

For identification only - Not to scale



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## VIEWING:

*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*

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