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LANGDALE
Bed & Breakfast
ENGLISHTOWN, ENGLAND
01726 71404
www.langdale.co.uk

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Langdale House

1A Southbourne Road, St Austell, Cornwall PL25 4RU

- A most impressive, detached small guest house enjoying a prominent trading location on the A390, on the outskirts of St Austell, South Cornwall
- Three well-appointed en-suite guest bedrooms
- Reception hall, dining room, kitchen breakfast room and utility room
- Private owners' accommodation including lounge, bedroom, shower room and separate wc
- Generous stocked, lawned and courtyard gardens in addition to a parking area for up to four vehicles
- Some rooms enjoying some far reaching countryside views
- Average turnover in the region of £50,000 per annum from the three guest bedrooms

FREEHOLD

Guide Price £395,000

SOLE AGENT



LOCATION

Langdale House enjoys a prominent trading location on the A390 at the corner of Southbourne Road and Sawles Road, on the outskirts of the popular mid-Cornwall town of St Austell. The guest house is an ideal base for guests to explore the world-famous Eden Project and the splendid Lost Gardens of Heligan. Nearby beaches include Carlyon Bay, Pentewan Sands, Portmellon Cove, Porthpean, Par Sands and Polkerris. The business is also well located for the historic harbour at Charlestown which was featured in TV's adaptation of Poldark.

DESCRIPTION

This extremely well-appointed, small boutique style guest house has been carefully refurbished during the current proprietors' period of ownership and now briefly comprises three superb en-suite guest bedroom, namely Valley View, Fowey and Gold. The additional accommodation includes entrance vestibule with some Period tiling; a well-proportioned, bay-fronted dining room; fitted kitchen breakfast room with office area; utility room and private owners' accommodation including lounge; bedroom; shower room and separate cloakroom wc.

Many of the rooms enjoy far reaching countryside views and we understand the property is warmed by a gas-fired central heating system.

Externally, the property is set in generous stocked lawned and courtyard gardens and to the rear is a driveway and parking for up to four vehicles.

We are sure discerning purchasers will recognise that Langdale House offers a fine leisure/ home and income opportunity to live and work in the mid and south Cornwall area with a fine balance of guest and owners' accommodation. For further information, interested parties are welcome to view our clients' website (www.langdalehousecornwall.co.uk).

THE BUSINESS

Langdale House, which benefits from high grade reviews on TripAdvisor, Booking.com and Google trades on a bed and breakfast basis offering three en-suite guest bedrooms. The guest accommodation is run with the

assistance of two members of staff and the trading profit and loss accounts for the last six years show an average turnover in the region of £50,000 which is a fine trading performance for three guest bedrooms, and the profitability is flexible depending on how "hands on" a proprietor wishes to be.

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

SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (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.

COUNCIL TAX

The property has a Council Tax Band of D.

ENERGY PERFORMANCE CERTIFICATE

Langdale House has an EPC Rating of C under Certificate Reference Number 1664-5245-6650-2598-6863.

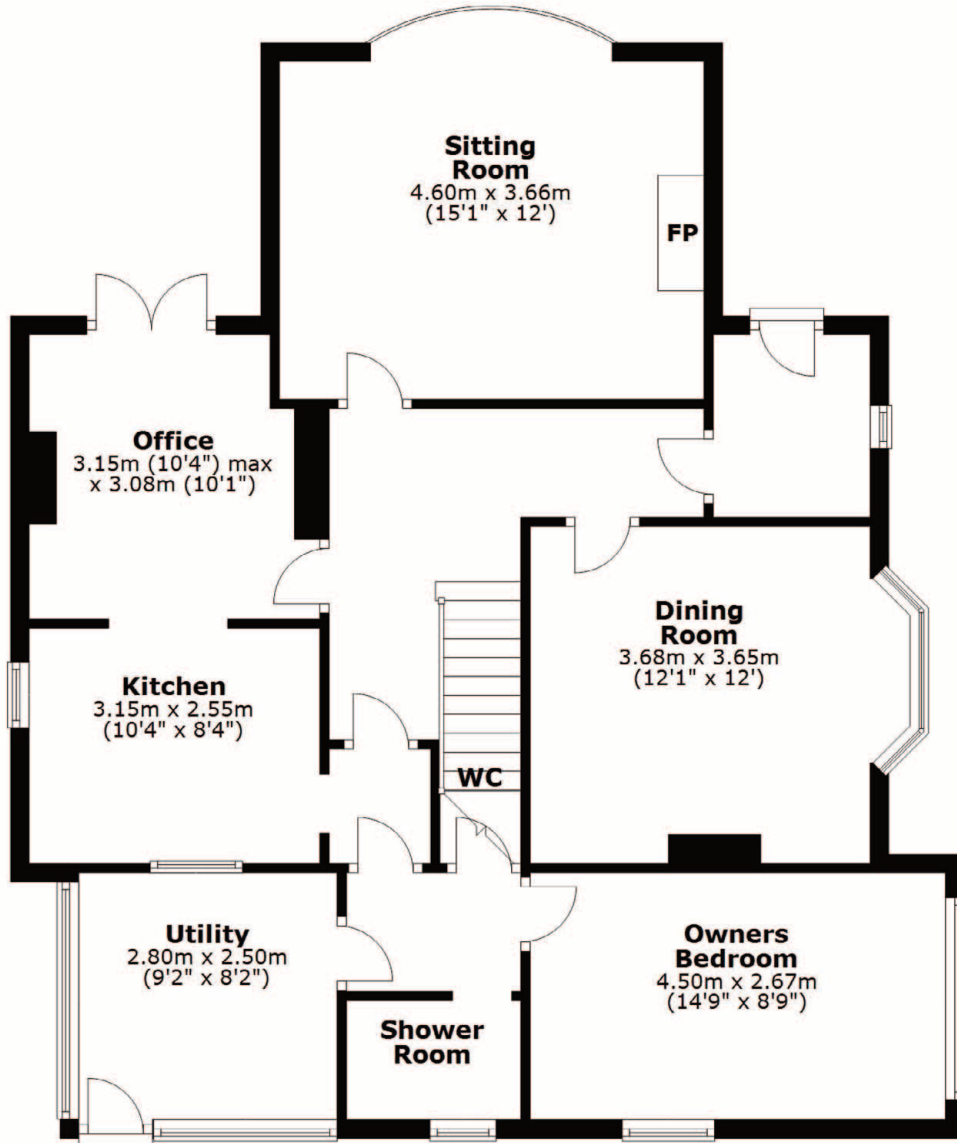
VIEWING

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



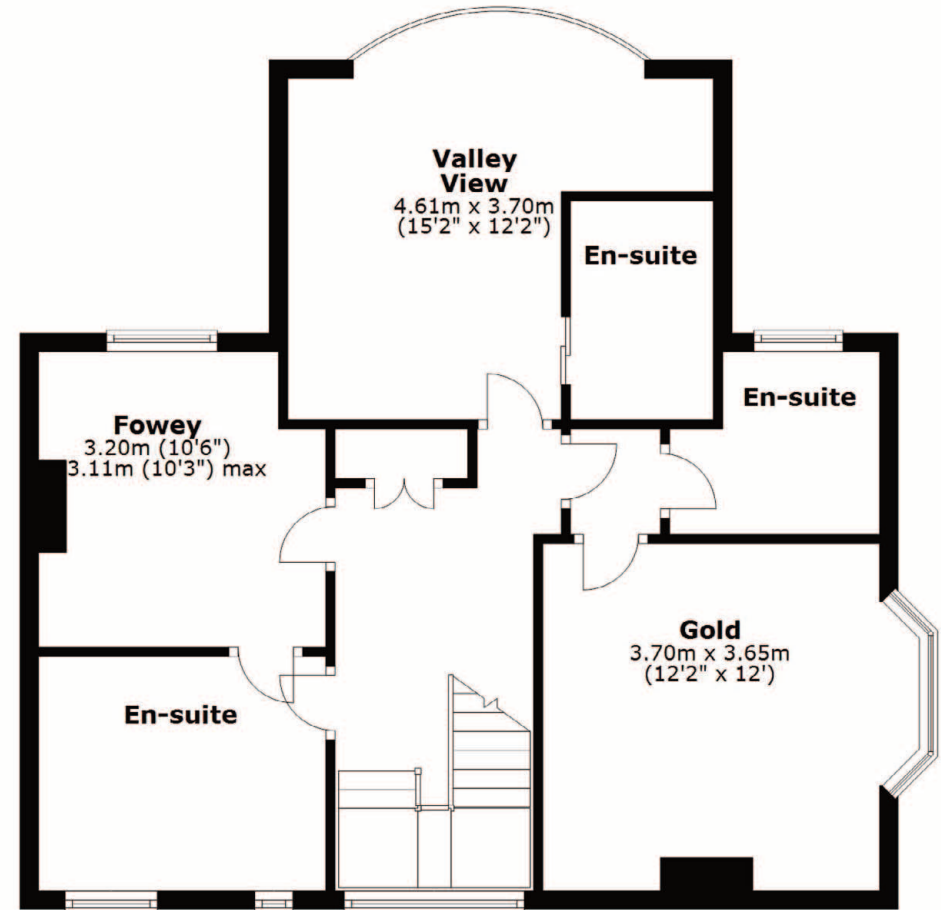
Ground Floor

Approx. 91.7 sq. metres (986.8 sq. feet)



First Floor

Approx. 67.8 sq. metres (730.1 sq. feet)

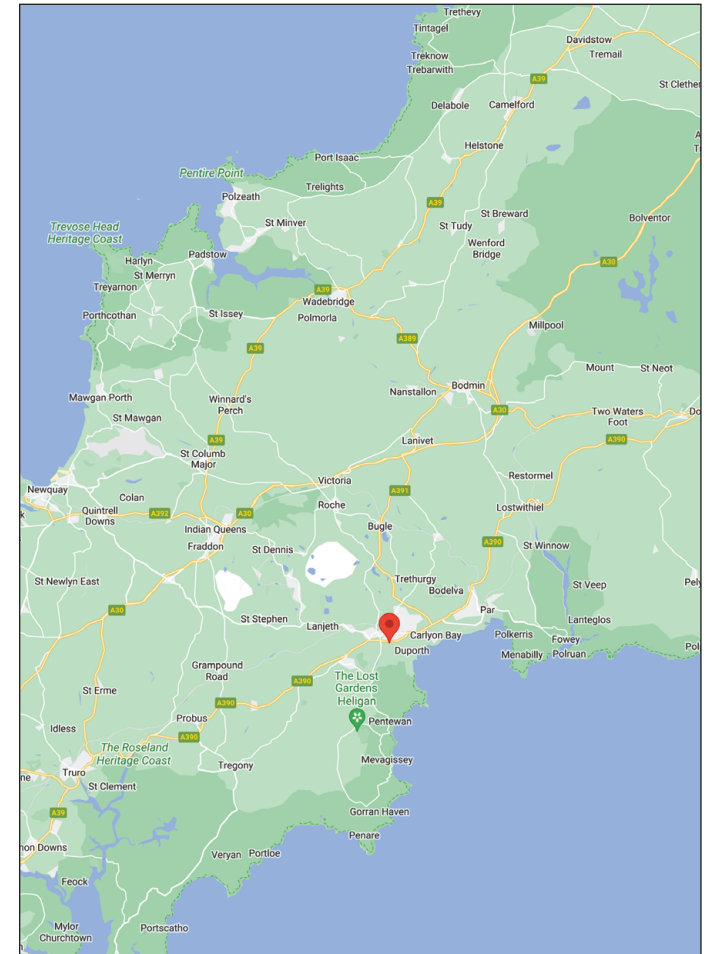


Total area: approx. 159.5 sq. metres (1716.9 sq. feet)

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 illustration purposes only and should be used as such.
Plan produced using PlanUp.

Langdale House, St Austell





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**CHARTERED SURVEYORS
COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 245819
E: Russell@sbcproperty.com

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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.