



Stanley Guest House, 23 Regent  
Terrace, Penzance, Cornwall,  
TR18 4DW









**STANLEY GUEST HOUSE, 23 REGENT TERRACE, PENZANCE, CORNWALL, TR18 4DW**

**GUIDE PRICE £850,000 FREEHOLD**

**\* 12 BEDROOM GUEST HOUSE \* SEA VIEWS OVER MOUNT'S BAY \***

**\* LARGE DINING ROOM \* SELF CONTAINED OWNERS ACCOMMODATION \***

**\* GOOD DECORATIVE ORDER \* HIGH INCOME POTENTIAL \***

**\* MAJORITY OF FIXTURES AND FITTINGS CAN BE MADE AVAILABLE \***

**\* CENTRAL POSITION \* CLOSE TO THE PROMENADE AND JUBILEE POOL \***

**\* MOST SERVICES CLOSE BY IN PENZANCE \* CEPC = B \***

**\* COUNCIL TAX BAND = RATED FOR BUSINESS USE \* APPROXIMATELY 314 SQUARE METRES \***

Lovely sea views over Mount's Bay to Jubilee Pool, St Michael's Mount and beyond from this impressive Grade II Listed guest house, located in one of the most sought-after areas of Penzance, just off the Promenade with easy access to many amenities. The property has run successfully over recent years with good income figures, which can be made available. The Stanley offers spacious accommodation throughout, large sun terrace to the front of the property, which also lends itself to a large family home. There are 12 en suite bedrooms along with a self-contained owner accommodation, which, at the present time, the vendor occupies the self-contained area plus three guesthouse bedrooms. A particularly attractive feature is the large terrace to the front of the property, which is of a south-westerly direction with sea views over Mount's Bay and just a short stroll onto the Promenade. The Stanley is close to the main Harbour of Penzance, which has sailings to the Isles of Scilly and the guesthouse benefits greatly from it. The main town of Penzance is only a short walk away, the Promenade has the famous Jubilee Pool, being of Art Deco design, which adjoins the Promenade.

**ENTRANCE HALL:** Opening up into:

**DINING ROOM:** 20' 9" x 12' 8" (6.32m x 3.86m) Lovely sea views over Mount's Bay to Newlyn, Jubilee Pool and beyond, night storage radiator.

**CLOAKROOM:** White suite comprising low level WC and wash hand basin.

**BEDROOM ONE (DOUBLE):** 13' 1" x 12' 4" (3.99m x 3.76m) Built in wardrobe.

**EN SUITE SHOWER ROOM:** Low level WC and shower cubicle.

**LOBBY:** Steps down to:

**KITCHEN:** 12' 10" x 11' 2" (3.91m x 3.40m) Stainless steel twin bowl sinks with cupboards below, extensive range of fitted wall and base units, worksurfaces and powerpoints, small breakfast bar area, built in oven, four ring hob and extractor hood, space for American style fridge freezer, plumbing for dishwasher, two sky lights.

**UTILITY ROOM:** Plumbing for washing machine, worksurface over.

**OWNERS LOUNGE:** 21' 11" x 11' 6" (6.68m x 3.51m) Lovely sea views over Mount's Bay towards Newlyn and beyond, oak flooring, built in cupboard.

**OWNER BEDROOM:** 12' 2" x 9' 0" (3.71m x 2.74m) Lovely sea views over Mount's Bay, oak flooring and door to:

**LOBBY:** With access to outside.

**EN SUITE BATHROOM:** White suite comprising oval shape semi-sunken bath, pedestal wash hand basin, low level WC, walk in shower with glazed screen.

Stairs from dining room to:

## **FIRST FLOOR**

**BEDROOM TWO (DOUBLE):** 12' 3" x 11' 1" (3.73m x 3.38m) Wash hand basin.

**EN SUITE SHOWER ROOM:** White suite comprising wash hand basin, low level WC, shower cubicle.

**BEDROOM THREE (DOUBLE):** 12' 3" x 9' 4" (3.73m x 2.84m) Lovely sea views over Mount's Bay to Jubilee Pool and beyond.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, shower cubicle.

**BEDROOM THREE A (DOUBLE):** 12' 3" x 10' 1" (3.73m x 3.07m) Lovely sea views over Mount's Bay to Jubilee Pool and beyond.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, shower cubicle.

**BEDROOM FOUR (DOUBLE):** 11' 5" x 10' 6" maximum (3.48m x 3.20m maximum) Lovely sea views over Mount's Bay to Jubilee Pool and beyond, double aspect room.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin with cupboards below, low level WC, vanity unit, shower cubicle.

**BEDROOM FIVE (SINGLE):** 10' 6" x 8' 6" (3.20m x 2.59m) Lovely sea views.

**EN SUITE SHOWER ROOM:** Comprising wash hand basin, low level WC, shower cubicle.

**BEDROOM SIX (FAMILY ROOM):** 15' 2" x 9' 11" (4.62m x 3.02m) Sea views towards Newlyn.

**EN SUITE SHOWER ROOM:** Coloured suite comprising pedestal wash hand basin, low level WC, shower cubicle.

Stairs from landing to:

**SECOND FLOOR LANDING:** Built in owners cupboard.

**OWNERS BEDROOM (DOUBLE):** 15' 0" x 9' 5" (4.57m x 2.87m) Sea views towards St Michael's Mount.

**EN SUITE SHOWER ROOM:** Wash hand basin, low level WC, shower cubicle.

**BEDROOM SEVEN (DOUBLE):** 18' 0" x 7' 5" (5.49m x 2.26m) Velux window with lovely sea views over Mount's Bay.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, shower cubicle.

**BEDROOM EIGHT (DOUBLE):** 11' 5" x 8' 10" (3.48m x 2.69m) Velux window.

**EN SUITE SHOWER ROOM:** White suite comprising wash hand basin, low level WC, shower cubicle.

**BEDROOM NINE (SINGLE):** 9' 5" x 8' 4" (2.87m x 2.54m) Lovely sea views .

**EN SUITE SHOWER ROOM:** White suite comprising wash hand basin, low level WC, shower cubicle.

**BEDROOM TEN (FAMILY ROOM):** 14' 3" x 12' 9" maximum (4.34m x 3.89m maximum) Lovely sea views over Mount's Bay towards St Michael's Mount, Newlyn and beyond.

**EN SUITE SHOWER ROOM:** White suite comprising wash hand basin, low level WC, shower cubicle.

**OUTSIDE:** To the front of the property is a large terrace area, being of a south-westerly direction and having sea views over Mount's Bay.

**SERVICES:** Mains water, electricity and drainage.

**BUSINESS RATES:** Approximately a rate of value of £10,250 pa (VOA website 2023 list) Any purchaser should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk))

The business has been run as a successful guest house for some years with a tariff ranging from £70 to £130 per night. The business has traditionally traded up to the VAT threshold, being Easter to the end of October, to the year ending 2023 the current vendor produced a turnover in the region of £120,000, figures of which can be made available to any interested parties.

**FIXTURES AND FITTINGS:** The majority can be made available within the sale.

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a tiled roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. 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:** 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.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

---