



## TOR VEAN, KENWYN ROAD, TRURO, TR1 3SY

Tor Vean is an imposing semi-detached Victorian building was operated successfully as a B&B until 2015, since that time it has been home to our client and lodgers on a short-term basis. With en-suite bedrooms, ample rear parking and location it would easily re-open as a B&B or serviced accommodation. Alternatively with some re-configuration this would make a stunning family home for the discerning purchaser. There is no onward chain and our client is ready to pass the keys to a new owner to give this stunning property a new lease of life.

- **STUNNING FORMER B&B**
- **POPULAR TRURO AREA OF KENWYN**
- **CAR PORT AND GARAGE WITH CONVERSION POTENTIAL**
- **6 LETTING ROOMS**
- **POTENTIAL TO RE-CONFIGURE TO FAMILY HOME**
- **ENERGY PEFORMANCE ASSEST RATING 'E' (50)**

**£675,000**

**LOCATION:**

Tor Vean is located on Kenwyn Road just 0.5 miles north of Truro City Centre with all its amenities, independent and national retailers, cobbled streets and impressive Gothic Cathedral.

Truro itself is home to around 21,000 people comprising families, young professionals, and increasing numbers of students. The Pydar development will bring national retailers, the University of Exeter and Falmouth, alongside housing and community space to further enhance what is already a stunning city.

**DESCRIPTION:**

Tor Vean is an imposing semi-detached Victorian building was operated successfully as a B&B until 2015, since that time it has been home to our client and lodgers on a short-term basis. With en-suite bedrooms, ample rear parking and location it would easily re-open as a B&B or serviced accommodation.

Alternatively with some re-configuration this would make a stunning family home for the discerning purchaser. There is no onward chain and our client is ready to pass the keys to a new owner to give this stunning property a new lease of life.

**SCHEDULE OF ACCOMMODATION:**

The entrance vestibule to the side leads to a spacious en-suite letting room, reception room, and then to the kitchen/diner. Stairs lead to the first floor with further en-suite letting rooms and stairs leading to the second floor. The second floor has two en-suite letting rooms with a further third storage/bedroom with WC and kitchenette which is unlikely to pass modern regulations as a habitable room, but subject to planning and alteration it could be utilised.

To the rear is a car port with garage. The garage has potential to be converted to further letting accommodation, alternatively it is great storage space for a workshop or of course vehicles.

**BUSINESS:**

The business was run as a B&B until 2015 trading just below the VAT threshold. Whilst the planning is currently for residential, the premises would easily be run again as a commercial venture either as a B&B or serviced accommodation.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**BUSINESS RATES/COUNCIL TAX:**

The property is currently registered as a residential home and sits within Band 'E' for council tax.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is E (50).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Graham Timmins** on 01872 247019

Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

or through our joint agent, Philip Martin:

**Aaron Davey** on 01872 242244

Email: [ad@philip-martin.co.uk](mailto:ad@philip-martin.co.uk)





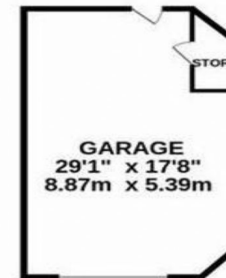
GROUND FLOOR  
1757 sq.ft. (163.2 sq.m.) approx.



1ST FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



2ND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 3130 sq.ft. (290.8 sq.m.) approx.

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.  
Made with Metropix ©2023

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

