

# HUSTYNS

 *St Breock Downs, Wadebridge  
Cornwall, PL27 7LG*







## Key Highlights

- 37 en-suite bedrooms & suites
- Circa 28 acres of grounds
- Leisure club, Swimming Pool & Spa
- Two Restaurants & Two Bars
- Extensive Parking, Tennis Court
- Staff House. 'Nuclear Bunker'. Energy Rating B





## The Description

Hustyns is a quality purpose built hotel set amongst rolling green fields and undisturbed woodland, giving guests a feeling of complete isolation with all the convenience of nearby amenities. Hustyns Resort is a superb destination for a leisure based hotel with good accessible connections that appeals to a wide profile of guests to include families, young professionals and retired visitors with an increasing number of repeat bookings. The hotel enjoys an elevated position with panoramic views to the east over open countryside.

Set in approximately 28 acres of grounds within picturesque countryside, Hustyns, a substantially extended and modernised purpose built hotel that boasts extensive facilities including two conference and banqueting suites, restaurant and brasserie with bar and 37 spacious en - suite letting bedrooms. In addition, the property benefits from excellent

indoor leisure facilities with a 20m pool, well equipped gym and a Spa with five treatment rooms. Unusually, the hotel includes its own secure "Nuclear Bunker"

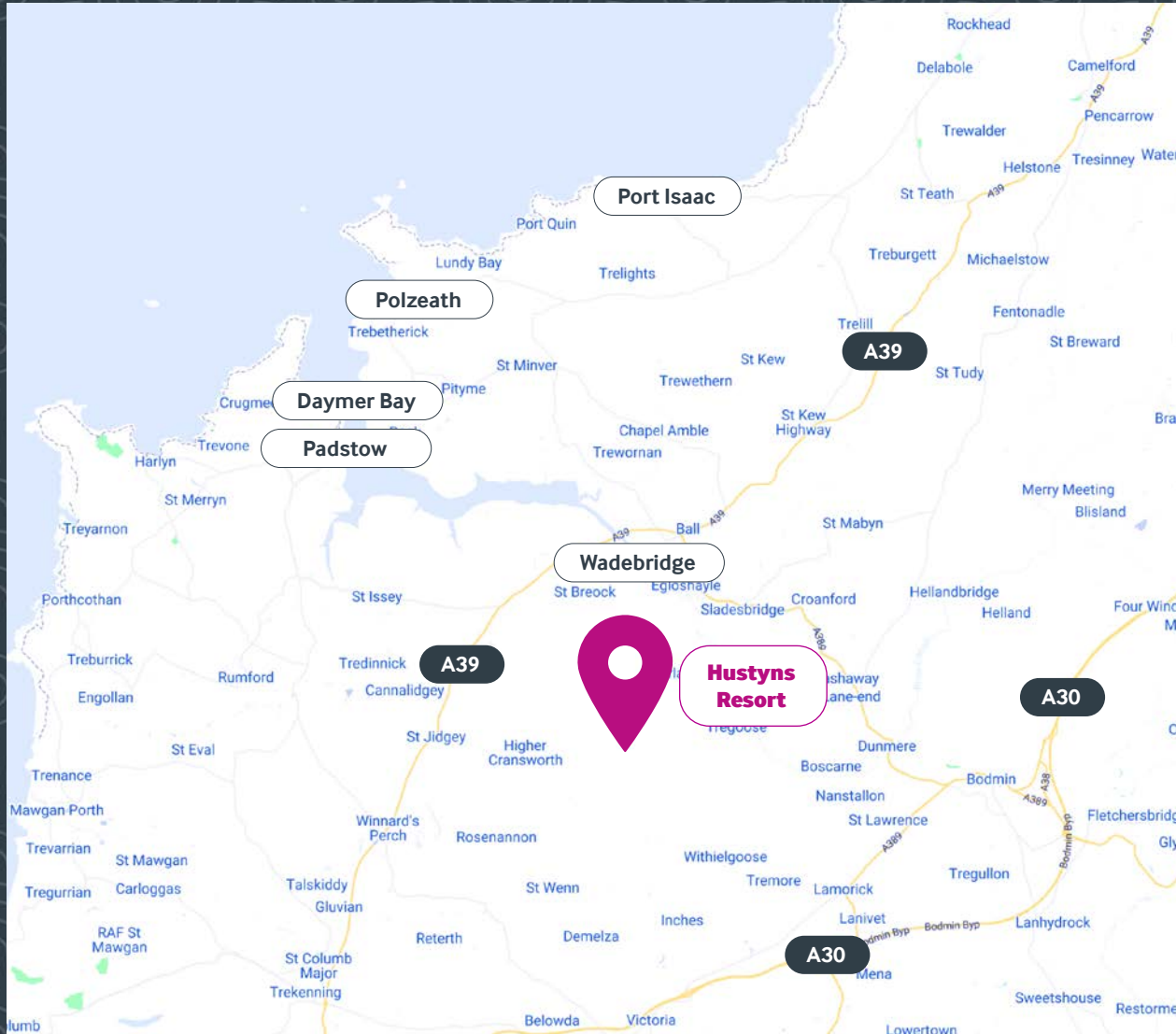
Since acquiring the hotel in 2018 our client has reopened the hotel to the public earning the resort a solid reputation as a quality hotel. The resort provides tremendous future potential for an experienced owner/operator to capitalise on the uniqueness of this location and immediate surroundings.

## Location

Hustyns is an extensive resort situated in an accessible position within the heart of North Cornwall in the village of St Breock a few miles from the A39 and A30 and approximately 11 miles east of Padstow and three miles south of Wadebridge.

Wadebridge is situated on the River Camel with the Camel Trail of the same name which is a popular tourist attraction for many walkers and cyclists. Beyond Wadebridge is the popular town of Padstow renowned due to the popularity of Rick Stein, long sandy beaches of Daymer Bay and Polzeath and other attractive villages including Port Isaac, home of TV's "Doc Martin".

This area of North Cornwall is renowned for its spectacular coastline, secluded coves and award-winning beaches. Access to the A30 provides good communication links to Exeter and the M5 motorway network at Junction 30. This area is also served by Newquay Airport and a main line railway station at Bodmin Parkway Railway Station. There are also many places of interest and popular tourist attractions for visitors to explore that include; Truro, Mousehole, Lost Gardens of Heligan, Lands End, Eden Project and Tintagel Castle.







## Internal Details

Main entrance is through the conservatory with a feature waterfall and tropical plants, opening into the reception lounge with wood panelled walls, comfortable seating, passenger lift and galleried lounge area. Steps leading down to leisure club reception with pool table, seating for 10 guests and a viewing gallery overlooking the indoor swimming pool.

Main Restaurant and Events Space, arranged over three levels with windows to front, dance floor, seating for 150 arranged over two levels.

Access to a private bar arranged on a split level layout with a large bar servery and comfortable seating for 30. Additional meeting/dining space accessed from the first floor of the restaurant.

Main Bar Lounge, overlooking gardens, the bar servery and seating for 20. Steps out to the terrace. Double door leading to the Brasserie Restaurant with seating for 60+

Snooker Room, with full size snooker table.

Conference Room, currently unused but with a capacity of up to 80.

“Nuclear Bunker”, located beneath the hotel is a secure concrete bunker with 12 bunk beds, shower, chemical toilets, kitchen and air filtration system.

Within the property there are numerous WC's located off the reception area, Brasserie restaurant, main restaurant (lower and upper floors), conference room and leisure club.

A total of five administration office including the manager's offices. Extensive commercial stainless steel catering kitchen comprehensively equipped, pastry area, walk-in refrigeration, preparation room, dry food store and goods lift. A further satellite kitchen is located adjacent to the Brasserie Restaurant. Additionally, there are numerous store rooms within the property.



## Letting Accommodation

The property offers 37 well-proportioned en - suite letting bedrooms, 27 of which are air conditioned, including:

### GROUND FLOOR

Two suites, 11 double/twin rooms.

### FIRST FLOOR

Three suites, eight interconnecting double/twin bedrooms, 10 family bedrooms (not accessed via the passenger lift) and three standard double bedrooms.

Four glamping tents with hard standings have been recently installed for letting during the summer months.







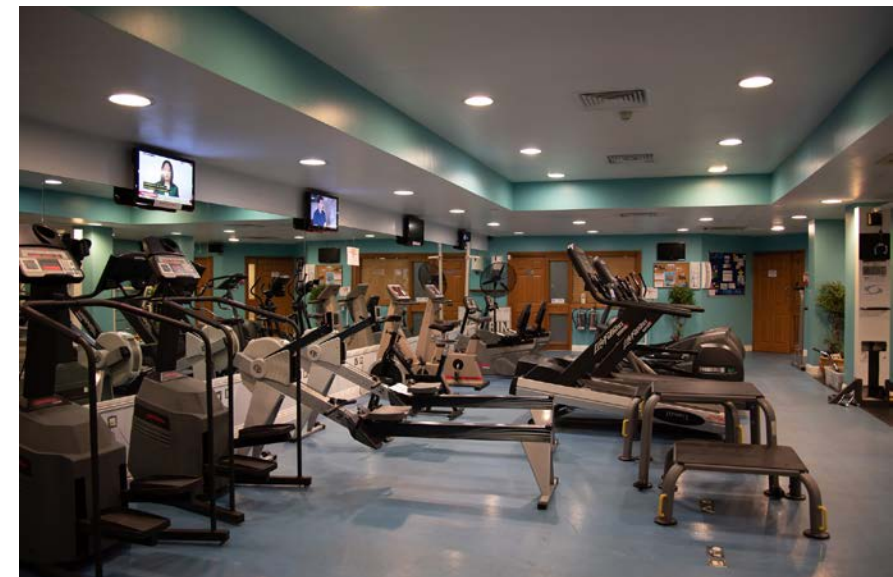
## Leisure Club

Leisure club and gym with indoor 20m heated swimming pool, sauna and steam room, whirlpool and separate children's pool, ladies, gentlemen's, disabled and family changing rooms.

Fully fitted gymnasium and separate fitness studio located in the grounds.

The Spa and Beauty Salon includes five treatment rooms, a relaxation lounge and manicure/pedicure stations, changing facilities and WC's.

Crèche with separate access, infants WC's, kitchen area and external enclosed children's play area. Please note this area is currently unused.







## Development Potential

Opportunity exists for development of additional holiday homes / lodges within the resort subject to obtaining planning consent.

## External Details

The hotel is set within approximately 28 acres with mature landscaped gardens with guest parking for over 70 vehicles. Also, within the grounds are:

- Children's play area
- Crazy golf area
- Tennis court
- Fenced duck pond and wildlife hut
- Fitness studio
- Woodland
- Stables currently used for storage
- Maintenance yard with secure storage for chemicals, fuel and staff vehicles
- Large detached laundry building, currently used for storage.
- Carp pond

### SERVICES

We are advised mains water and electricity is connected to the property. LPG is supplied in the kitchen. Bio-mass boilers provide central heating and hot water to the hotel. A CHP system has also been recently installed. Private drainage.





## Owner's Accommodation

Adjoining the hotel is a two storey cottage, which was historically used as a staff house, which comprises: Ground floor – large kitchen/diner, lounge area and four bedrooms. First floor - two en-suite bedrooms. Please note this building is semi derelict and will need total renovation before it can be occupied.

## Investment Summary

Hustyns Resort is a freehold property.

Located on the site are 28 privately owned holiday homes of which twenty seven are held on 999 year leases and one is freehold. The holiday homes pay a service charge towards maintenance of the communal areas. The management of the communal areas is controlled by the owner of Hustyns. Our client owns six of holiday homes, these are not included in the sale, but could be available to purchase by separate negotiation.

Please note that a section 106 agreement is in place which allows for limited use of some of the hotel facilities by a number of community groups. Further information is available on request .







## Staff

The hotel comes with a full compliment of staff including a General Manager. Our client is not involved in the day to day operations of the business.

## Trading Information

Trading information is available on request.

## Fixtures & Fittings

Trade fixtures and fittings are included in the sale.

## Business Rates

Rateable value as of 1 April 2023 £55,000.



## CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co.

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