



Cliff House



# Cliff House

Fore Street, Newquay, Cornwall, TR7 1HA

Crantock - 4 miles Porth - 3 miles Watergate Bay - 5.5 miles

**A handsome period property, currently operating as a highly regarded boutique guest house with breathtaking views over Newquay Bay.**

- Five en-suite guest rooms
- Beautifully presented throughout
- Courtyard and garden
- Great Lifestyle business
- Council Tax Band A
- One bedroom owners accommodation
- Fabulous views from most rooms
- Prime position in vibrant town
- Freehold
- Rateable Value £4,400

**Guide Price £750,000**

## **SITUATION**

Cliff House stands in a prime central location in the heart of bustling Old Newquay. Elevated above the harbour, Towan and Great Western Beaches, the property enjoys stunning panoramic views across Newquay Bay and along miles of the north Cornish coastline to Trevoze Head in the distance.

Towan Beach and the historic harbour are both a short walk away whilst the world famous Fistral Beach is approximately 800 metres distance. To the south of Fistral is the Pentire Headland, flanked on its opposite side by the beautiful Gannel Estuary and Crantock Beach.

Newquay is considered to be one of Cornwall's most popular holiday resorts, with a plethora of high quality restaurants, independent shops and bars. The highly regarded Newquay Golf Course overlooks Fistral and is easily accessed. The landmark Headland Hotel is also a must, with an excellent restaurant and spa facilities. The Lewinnick Lodge is always a popular venue and Rick Stein and Paul Ainsworth are both based in nearby Padstow.



## THE PROPERTY

Facing almost due south, Cliff House is an instantly recognisable end-of-terrace period house that is one of just four similar properties. Arranged over five floors, most of the principal rooms overlook the beach and along the coast.

Having been a traditional Bed & Breakfast for many years, Cliff House was acquired by the vendors in 2017 with the intention of creating a more bespoke, boutique style guest house. One glance at their Social Media account and the many positive 5\* reviews will show that this vision has been achieved.

Approached from a front courtyard into a welcoming reception hall, where doors lead to the kitchen that is appointed with a range of freestanding units, central stainless steel island and gas oven. To the rear is the splendid sitting room/dining room with high ceilings, exposed floorboards, wood burning stove and majestic sea views from the large bay window. The upper three floors are dedicated to guest accommodation where there are a total of five en-suite double bedrooms, three of which benefit from the magnificent views.

On the lower ground floor is found the owners accommodation with a double bedroom, shower room and open plan kitchen/living area with french doors opening to the sun terrace and garden, again with fabulous vistas. As is common in a terraced property, adjoining properties have a pedestrian right of way across the garden.

## THE BUSINESS

Operated by the vendors, Cliff House has built an enviable reputation for the quality of service, coupled with the amazing location. With excellent levels of occupancy, and ongoing business this would be a fabulous opportunity for new owners to step into. Further information can be found on the vendors website - [cliffhousenewquay.com](http://cliffhousenewquay.com). The premises is licenced for the sale of alcohol to residents. Accounts can be made available following viewing.

## FIXTURES, FITTINGS & VAT

Normal fixtures and fittings associated with this type of property are included in the sale and a detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts. All prices are quoted exclusive of VAT, where applicable.

## BUSINESS RATES

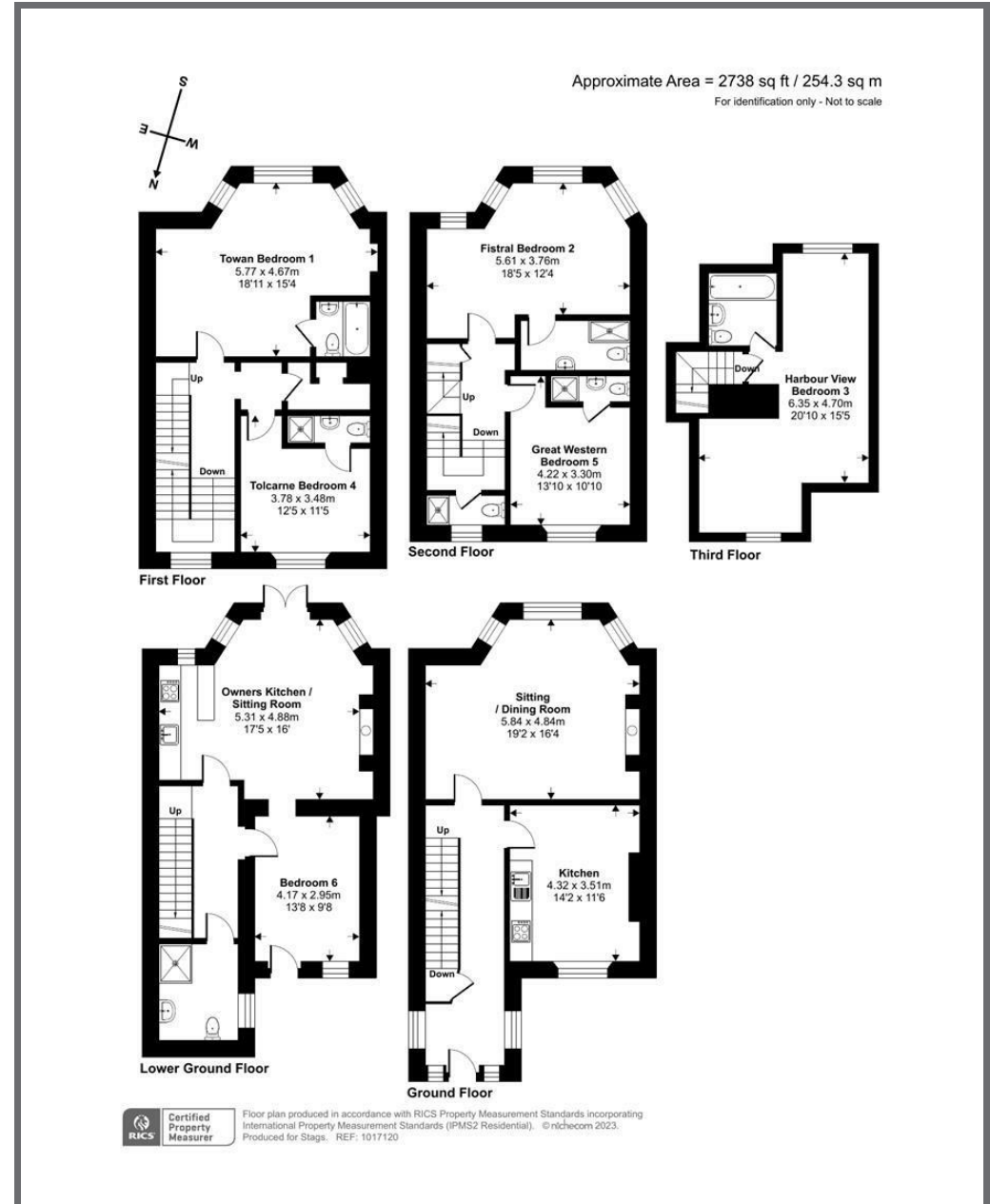
The property has a Rateable Value of £4,400. The owners accommodation is in Council Tax Band A.

## SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Energy Efficiency Rating**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	53	71
E (39-54)		
F (21-38)		
G (1-20)		

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