



Elerkey



# Elerkey

Veryan, Truro, TR2 5QA

Truro - 13 miles St Mawes - 7 miles

A striking detached property, currently operating as a highly regarded guest house, set in the heart of the tranquil village of Veryan and only a mile from the beach.

- Successful Guesthouse
- 7 Guest Rooms 6 with En-suite Facilities
- Gardens
- Proximity to the Coast
- Council Tax C
- 8 Bedrooms
- Owners Accommodation
- Ample Parking for 7/8 Vehicles
- Freehold
- Rateable Value £5,100

Guide Price £750,000

## SITUATION

Veryan is a picturesque and highly regarded village on the Roseland Peninsula most famous for its five 19th Century Thatched Round Houses, two standing at each end of the village and one standing majestically in the centre. Veryan has a vibrant community, church, water gardens, inn, shop/post office, school and sports club. It provides ready access to both the coast and scenic countryside on the Roseland Peninsula, an Area of Outstanding Natural Beauty.

The harbour villages of Portloe and Portscatho are within easy reach as is the beautiful sailing waters and village of St Mawes. Also within easy driving distance are a number of fine beaches, many of which are owned and protected by The National Trust.

## THE PROPERTY

Located in the centre of the village, Elerkey Guest House is a stunning detached property with generous lawns, parking and storage rooms/outbuildings. Arranged over three floors, most of the principal rooms overlook the rolling countryside and village.

Approached via a long driveway leading to the parking and sunny seating area at the front. Walking into the property you find yourself in a welcoming reception hall, where doors lead to two generous reception/dining rooms, owner's accommodation, reception desk and stairs rising to first floor. The kitchen can be found towards the rear and is a well-equipped, modern space, with integrated appliances, space for a range cooker and storage cupboards.



To the rear of the building is a private sitting room with polycarbonate roof and rear aspect windows, door to the car park and leading to an additional storage room. At the end of the storage room there is access to the utility, toilet and rear courtyard, which has multiple sheds. The upper two floors are dedicated to guest bedrooms, in total there are seven bedrooms, six with en-suite shower/bathrooms. All but one of the bedrooms have front aspect windows that give rural/countryside views.

On the ground floor is found the owners accommodation with a double bedroom, lounge, dining room, study, w/c, en-suite shower room and separate en-suite toilet. The owner's accommodation also has a private courtyard which can be accessed from a front door and also via the French doors from the bedroom.

### **OUTSIDE**

To the front of the property is a patio area which gets the sun from late morning through till evening. There is also a couple of seating areas to the front and a few steps down to the garden. The garden is largely laid to lawn with some mature borders and shrubs, all surrounded by a characterful Cornish stone wall. To the rear of the property is a courtyard with a number of storage sheds and to the side is parking for 7/8 cars, bin storage area, LPG gas tank, stairs to the emergency exit roof terrace, storage room, rear entrance to the property and into the sitting room behind the kitchen.

### **FIXTURES AND FITTINGS**

A detailed inventory of trade fixtures and fittings will be supplied after viewings and prior to exchange of contracts. All prices are quoted exclusive of VAT, where applicable.

### **THE BUSINESS**

Operated by the vendors, Elerkey Guest House has built an enviable reputation for the quality of service, coupled with the amazing location. With excellent levels of occupancy over the last 20+ years, and ongoing business this would be a fabulous opportunity for new owners to step into. Further information can be found on the vendors website - [www.elerkeygalleryandgifts.co.uk/elerkey-guest-house](http://www.elerkeygalleryandgifts.co.uk/elerkey-guest-house). Accounts can be made available following viewing, however due to personal circumstances they do not accurately reflect the potential income of this business.

### **BUSINESS RATES**

The property has a Rateable Value of £5,100. The owner's accommodation is in Council Tax Band C.

### **VIEWINGS**

Strictly by prior appointment with Stags Truro office on 01872 264488

### **SERVICES**

Mains Drainage, Water and Electric. LPG Gas Tank

### **DIRECTIONS**

From Truro head towards the village of Tregony and follow the signs for Veyan. On entering the village turn left just before the New Inn and you will see the Elerkey Guest House on your left.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 4311 sq ft / 400.4 sq m  
For identification only - Not to scale

**Ground Floor**

- Utility: 3.40 x 2.87m (11'2" x 9'5")
- Storage
- Garden Room: 5.21 x 2.77m (17'1" x 9'1")
- Utility: 6.43 x 2.77m (21'1" x 9'1")
- Office: 3.20 x 2.34m (10'6" x 7'8")
- Breakfast Room: 3.00 x 2.39m (9'10" x 7'10")
- Kitchen: 6.12 x 2.34m (20'1" x 7'8")
- Utility: 3.33 x 2.13m (10'11" x 7')
- Snug: 4.11 x 3.71m (13'6" x 12'2")
- Reception
- Kitchen: 3.78 x 3.68m (12'5" x 12'1")
- Terrace: 5.74 x 5.13m (18'10" x 16'10")
- Bedroom 5: 4.72 x 3.51m (15'6" x 11'6")
- Dining Room: 4.22 x 4.22m (13'10" x 13'10")
- Hall
- Sitting Room: 4.27 x 4.22m (14' x 13'10")
- Entrance Hall: 4.50 x 2.41m (14'9" x 7'11")

**First Floor**

- Store
- Bedroom 4: 3.68 x 2.74m (12'1" x 9')
- Landing
- Bedroom 1: 4.22 x 3.45m (13'10" x 11'4")
- Bedroom 3: 4.27 x 3.05m (14' x 10')
- Bedroom 2: 4.27 x 3.71m (14' x 12'2")

**Second Floor**

- Access To Eaves
- Bedroom 8: 4.88 x 4.22m (16' x 13'10")
- Bedroom 7: 3.05 x 2.13m (10' x 7')
- Bedroom 6: 3.89 x 3.18m (12'9" x 10'5")

**Energy Efficiency Rating**

Current	Potential
20	45

England & Wales EU Directive 2002/91/EC

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**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1091576



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	45
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	