



## Tregenna Guest House, 28 Melvill Road, Falmouth, TR11 4AR

Guide Price £730,000

An imposing, substantial, semi-detached guest house with self-contained owners' accommodation to the lower ground floor level, located very close to Falmouth's seafront and bustling town centre. The property has operated as a successful guest house for many years, boasting well presented accommodation over 3,000 plus sq ft, and sits in an elevated position, enjoying exceptional, far-reaching and ever-changing views over Falmouth town and harbour. The property benefits from driveway parking for several vehicles, and a very pleasant and private rear garden with mature shrubs and plants.

### Key Features

- Guest house (C1 planning use) in sought-after Falmouth location
- 7 well presented guest bedrooms (all doubles with en-suites)
- Panoramic, 180 degree elevated views over Falmouth town, harbour and beyond
- Parking
- Moments from the seafront and beaches
- Generously sized 2 bedroom (doubles) self-contained owners' accommodation
- Pleasant rear garden
- EPC rating C



## THE LOCATION

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a unique lifestyle with a bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, the National Maritime Museum, excellent sailing waters and a plethora of shops, bars, pubs and restaurants which buzz throughout the year. The combination of maritime heritage and modern creativity makes the town hugely popular. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. Many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

## THE PROPERTY

The property operates as a boutique semi-detached guest house arranged over lower ground, raised ground, first and second floors. The guest house comprises 7 individual guest bedrooms arranged over the raised ground level and upper floors, with a commercial kitchen and large breakfast room/conservatory. All bedrooms are doubles, benefit from en-suites and were all completely redecorated in 2018, and in 2024 three further bedrooms have been refurbished for the upcoming season. All guest rooms have a flat screen HD tv, hairdryer, DAB radio-alarm clock, tea and coffee making facilities.

The self-contained owners' accommodation is located on the lower ground floor level, which comprises 2/3 bedrooms, a dining room, sitting room, kitchen, shower room and utility room. The master bedroom benefits from a sizeable en-suite. In total, the owners' accommodation boasts over 1,000 sq. ft.

## THE BUSINESS

'Tregenna' trades as a family-run bed & breakfast for part of the year. An incoming purchaser could trade the business throughout the year and therefore generate a substantial amount of additional revenue.

The last 3 years of audited accounts are available to interested parties by request.

## INVENTORY & STOCK

'Tregenna' will be sold with the benefit of the fixtures and fittings.

## TRANSFER OF UNDERTAKINGS PROTECTION OF EMPLOYMENT

No staff will transfer with the sale of 'Tregenna'. The business is owner-operated by our clients, with no third-party management company or permanently employed staff.

## PLANNING & ALTERNATIVE USE

'Tregenna' has C1 (Hotels) Use Class. Subject to planning, the property would make a suitable private house. Very rarely do properties of this scale become available, within such proximity to the beautiful Falmouth seafront and beaches.

## SERVICES

We understand the property is serviced by mains water, electricity, drainage and gas. Gas fired central heating.

## BUSINESS RATES

The Rateable Value is £6,400, therefore the property benefits from Small Business Rates Relief, meaning no business rates are payable.

## COUNCIL TAX

Band A - Cornwall Council (annexe only).

## VIEWINGS & ENQUIRIES

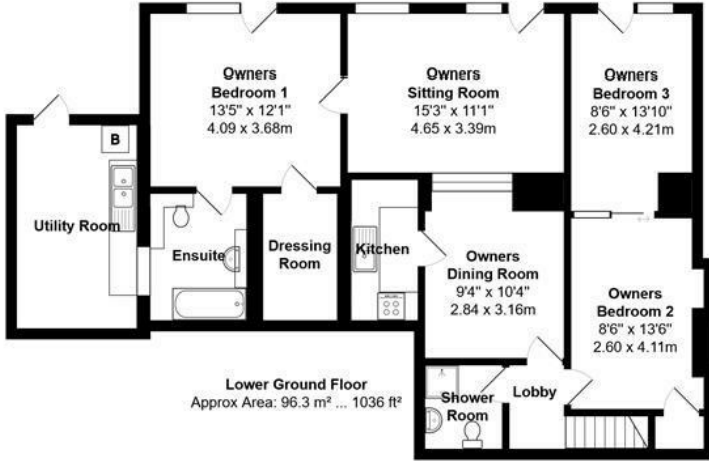
All enquiries and viewing requests are to be made directly through Laskowski & Co - the vendors' sole agent, on 01326 318813 and [info@laskowskiandcompany.co.uk](mailto:info@laskowskiandcompany.co.uk).

## DIRECTIONAL NOTE

Upon entering Falmouth via the A39, take the second exit at the Ponsharden Roundabout and then take the second exit at the following roundabout, passing McDonald's on the left-hand side. Continue along Dracaena Avenue, passing Majestic Wine on the left-hand side and past the traffic lights. After passing Falmouth Rugby Club on the right, take the second exit at the next roundabout onto Western Terrace. Continue along this road until you pass Merchants Manor Hotel on the right, then take the second exit at the immediate roundabout and continue along Melvill Road. 'Tregenna' is found on the left-hand side approximately 100 yards past Princess Pavilions.



# Floor Plan



Melville Road, Falmouth, TR11 4AR

Total Approx Area: 328.6 m<sup>2</sup> ... 3537 ft<sup>2</sup>

All measurements are approximate and for display purposes only

