



Trevarrian Lodge, Newquay, TR8 4AQ

david ball
 Agencies

A unique and rare opportunity to acquire a successfully operated bed and breakfast in one of Cornwall's enviable locations. Offering sea views, off street parking and excellent transportation links. Early viewing is highly recommended.

Guide Price £800,000 Freehold

Key Features

- Successful Bed and Breakfast Guest House
- Six en-suite Letting Bedrooms
- Separate Detached Two Bedroom Holiday Cottage with Hot Tub
- Two Bedroom Owners Accommodation with Garden and Hot Tub
- Fabulous Location close to Watergate Bay and Mawgan Porth Beaches
- Close Proximity to Newquay International Airport
- Numerous Parking Spaces to Front of Guest House
- Early Viewing is Highly Recommended



The Property

This successfully operated family guesthouse which has been trading since 1971. In recent years the property has been further enhanced by a separate detached two bedroom holiday let with private garden and hot tub. Trevarrian Lodge currently offers a reception, commercial kitchen, guests dining room, residence lounge and eight en-suite bedrooms ranging from family doubles and single rooms. There is also a two bedroom owners accommodation with its own lounge, kitchen and private gardens. Where applicable the current owners have looked to maximise on their income potential by offering airport parking to the conveniently located Newquay International Airport. This property would suit anybody looking to operate a live in guesthouse by the sea and carry on for another 52 years. Please see the floor plan for all room by room dimensions.







The Location

The lovely hamlet of Trevarrian lies sandwiched between the bustling Watergate bay surfing beach and the family sheltered beach of Mawgan Porth. In the immediate vicinity is the charming Travellers Rest dating back to the 17th Century. The pub has a cosy, friendly atmosphere and a fantastic range of the finest beers, ciders, spirits, wines and coffee. The nearby Trevarrian campsite provides year round indoor entertainment facilities. St Mawgan Village and Parish being 2.5 miles from the property is located in the idyllic Vale of Lanherne. Nestled in the heart of the village is a picturesque 13th century Parish Church and convent which is still home to the silent Carmelite nuns. The beautiful River Menalhyl runs through the picture postcard village where you will find a well known and much loved pub along with a primary school and village store. The international Newquay Airport is within 1.5 miles where you can fly to a whole host of destinations from right on your doorstep.



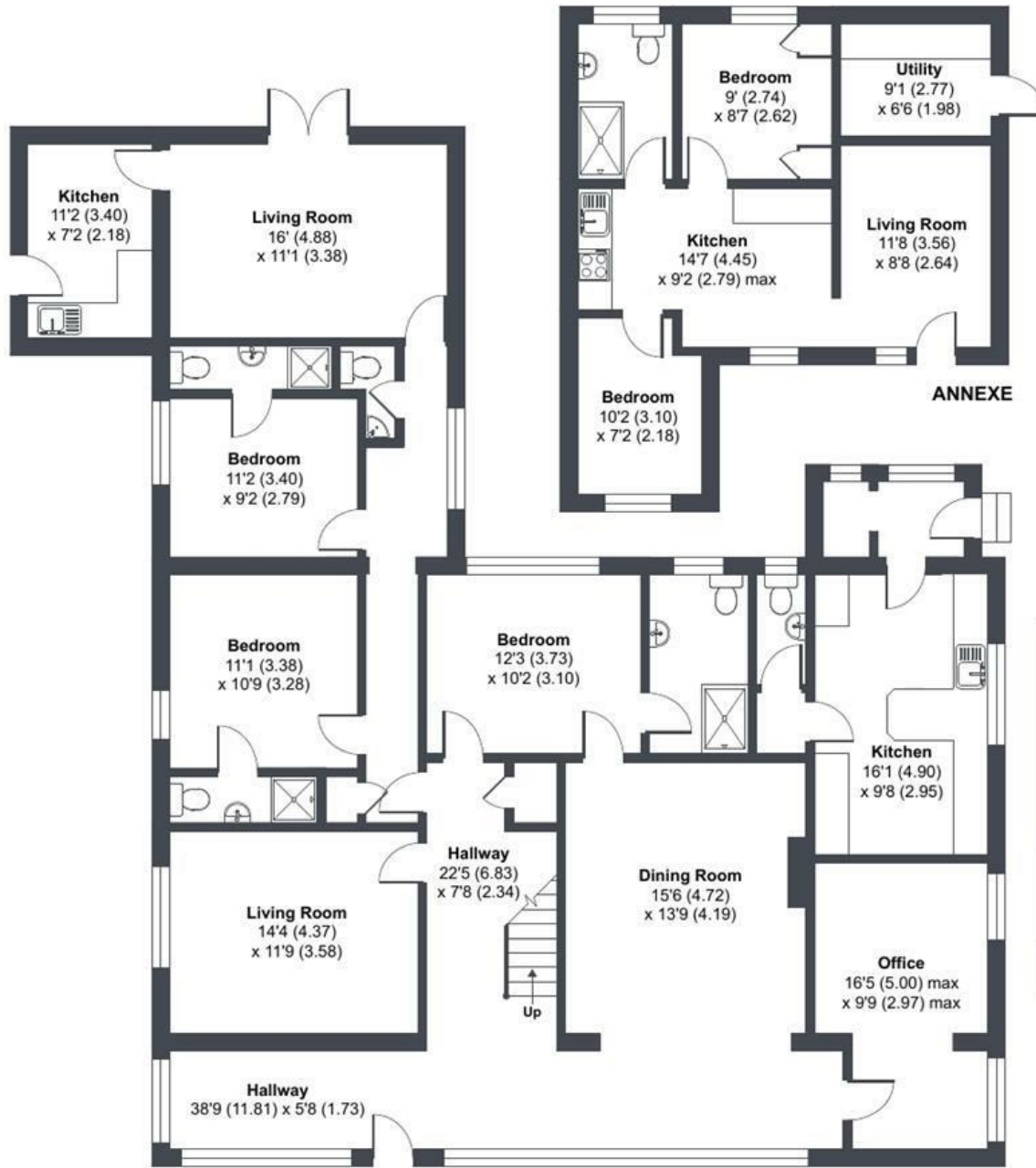
Trevarrian, Newquay, TR8

Approximate Area = 3103 sq ft / 288.3 sq m

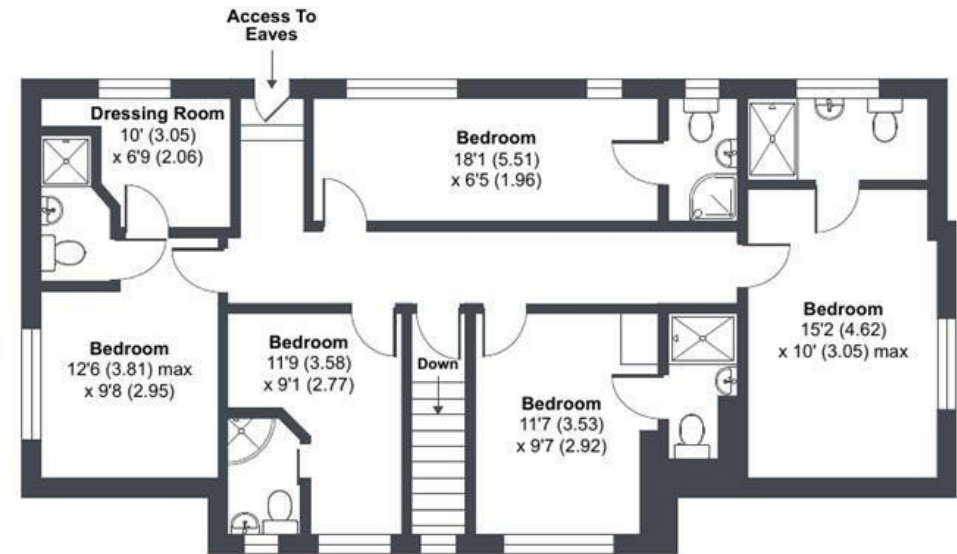
Annexe = 505 sq ft / 46.9 sq m

Total = 3608 sq ft / 335.2 sq m

For identification only - Not to scale



GROUND FLOOR



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