



Blue Haven Guest House, 4 Godolphin Way, Newquay, TR7 3BU

**david ball**  
Agencies

CARS PARKED AT OWNERS RISK

A fantastic opportunity to acquire a well established bed and breakfast guesthouse in Newquay close to Porth Beach. With six letting bedrooms all with en-suite facilities, owners accommodation and a one bedroom chalet. Early viewing is highly recommended.

## Guide Price £650,000 Freehold

### Key Features

- Successful Bed and Breakfast Business
- Separate Owners Accommodation
- Great Location Close to Porth Beach
- Parking for Numerous Vehicles
- Six Letting Room all with En-Suite Facilities
- Double Bedroom Separate Chalet with Lounge/Kitchen and Bathroom
- Within 1.5 miles of Newquay Town Centre
- Early Viewing is Highly Recommended

#### Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

#### The Property

Comprises of a substantial detached six letting bedroom guest house with all bedrooms having the benefit of en-suite facilities and the property enjoys gas fired central heating and double glazing. There is owners accommodation to the first floor with a one bedroom chalet and garden to the rear. To the front of the property there is parking for 6 vehicles.

#### Entrance

Double glazed doors leading to

#### Hallway

Overhead cupboards housing the electric meters. Under stairs storage cupboard housing the gas meter. Radiator. Fire Extinguisher. Fire alarm. Emergency lighting. Doors to bedrooms 2 and three. lounge/dining room and utility.

#### Lounge

Ceiling mounted light fitting. Radiator. leading into dining room conservatory

#### Dining Room Conservatory

A bright and airy double glazed conservatory with tables and chairs. Ceiling mounted light fittings. Two radiators. Power points. Double glazed doors leading to rear garden.

#### Bedroom Two

Double glazed window to rear garden. Ceiling mounted light fitting. Set of bunk beds. Double bed. Wardrobes. Power points. Smoke detector. Door to En-suite

#### En-suite

Low level WC with top flush. Sink unit set within a vanity unit with mixer tap, shaver socket and light. Double glazed window to the side. ceiling mounted spot lighting. Shower cubicle with tiled surround with electric shower unit hose, head and riser bar.

#### Bedroom Three

Double glazed bay window to the front. Two single beds. Wardrobe. Ceiling light fitting. Power points Smoke detector. Door to en-suite.

#### En-suite

Enclosed shower cubicle with tray, electric shower, hose, head and riser bar. Tiled surround. Low level WC with flush. Sink with hot and cold taps. Shaver point and mirror.

#### Stairs rising to first floor





### **Landing**

Ceiling mounted lighting. Smoke detectors. Fire extinguishers. Power points. Built in storage. Doors to subsequent accommodation.

### **Bedroom Four**

Double glazed window to the rear. Further double glazed window to the side. Double bed. Ceiling mounted light fitting. Power points. Radiator. Smoke alarm. Door to En suite

### **En-Suite**

Shower cubicle with tiled surround. Electric shower unit with hose, head and riser bar. Heated towel radiator. Double glazed window to the side. Low level WC with flush. Pedestal wash hand basin with hot and cold taps.

### **Bedroom Five**

Double glazed window to the rear. Double bed. Radiator. Ceiling mounted light fitting. Door to En-suite

### **En-suite**

Double glazed window to the side. Enclosed shower cubicle with tiled surround. Electric shower unit with shower head, hose and riser bar. Pedestal wash hand basin with hot and cold taps. Low level WC with flush. Heated towel rail.

### **Linen storage room**

### **Bedroom Seven**

Double glazed window to the side. Double bed. Ceiling light fitting. Radiator. Smoke detector. Door to en-suite

### **En-suite**

Enclosed shower cubicle with tiled surround. Electric shower unit with shower head, hose and riser bar. Pedestal wash hand basin with hot and cold taps. Low level WC.

### **Bedroom Eight**

Double glazed window to the front. Four poster bed. Ceiling mounted light fitting. Radiator. Built in storage. Built in wardrobe. Door to En-suite

### **En-Suite**

Shower cubicle with tiled surround. Electric shower with hose, head and riser bar. Wash hand basin enclosed in a vanity unit with hot and cold taps. Double glazed window to the side. Low level WC with flush.

### **Owners Accommodation**

#### **Bedroom**

Bay window to the rear. Built in wardrobe. Ceiling mounted spot lighting. Power points. Door to En-suite

#### **En-suite**

Double glazed window to the side. Enclosed shower unit with electric shower, hose, head and riser bar. Low level WC with top flush. Sink unit set within a vanity unit with hot and cold mixer tap. Ceiling mounted lighting. Wall mounted radiator.

#### **Lounge/Kitchen**

Double glazed window to the side. Radiator. Wall lighting. Roll top work surfaces with a range of wall, base and drawer units. Five burner range with extractor over and warmer cabinet, Built in overhead cupboards. Tiled flooring. Stainless steel sink and drainer with hot and cold mixer taps. Tiled splash back. Double glazed door leading to side. Door to utility

#### **Utility**

Double glazed window to the rear. Ceiling light fitting. Fire extinguisher and blanket. Storage cupboard. Larder cupboard. Roll edge work surface with overhead storage cupboards. Door to lounge/dining room.

#### **Outside to the rear**

Decked area. Garden laid to lawn with a path through the middle. Tables and chairs. Two storage sheds. A range of well established trees and flowering shrubs and plants. Hot tub and decked area to the side.

#### **Outside to the front**

There is parking for six vehicles. Gravel access to the rear garden housing water butts. To the other side of the property access to the purpose built chalet.

#### **Chalet**

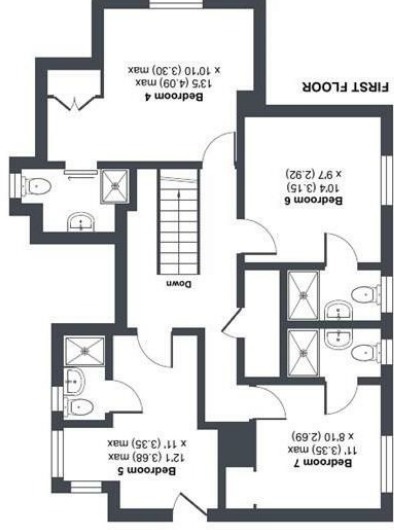
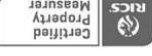
Consisting of double bedroom, bathroom and kitchenette/lounge.



e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH

*Connecting People to Property Perfectly*

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David Ball Agencies. REF: 1115039



**Godolphin Way, Newquay, TR7**  
Approximate Area = 2222 sq ft / 206.4 sq m  
For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied