



Sonachan House, St Andrews Road, Paignton, TQ4 6HA

Beautifully Presented 9 En-Suite Guest Rooms, Guest Lounge, Licensed Bar, Breakfast Room, Gardens & Parking
+ Excellent 2 Bedroom Owners Accommodation.

Guide Price £685,000

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Location & Description

Sonachan House is located in Roundham Paignton on the English Riviera renowned for its beaches, stunning coastline and all year-round mild climate.

This successful business offers 9 beautifully presented and well appointed guest rooms and with the benefit of guest lounge, licensed bar, spacious breakfast room, attractive gardens and raised deck for guests to enjoy a relaxing morning coffee or evening drink.

The business operates from a lifestyle Easter to October season and offers an unmissable opportunity for those looking to purchase a turn-key business in a beautiful setting.

Details of trading accounts will be discussed following a viewing and confirmation of ability to proceed.

Accommodation

Entrance Door

Entrance vestibule, cupboard housing meter and fuse board, windows to front, door to:

Entrance Hall

Traditional high ceilings and period stairs rise to first floor guest accommodation.

Guest Lounge

Large sash windows to front, feature fireplace and traditional high ceilings.

Bar - Lounge

Corner bar counter with open shelving, storage, wash basin, open shelving to rear wall with optics.

Breakfast room

Spacious room with door opens onto the rear garden and parking area.

Kitchen

Comprehensive range of working surfaces with matching wall and base units and central island. Part tiled wall surfaces and tiled floor covering. 2 x sinks, domestic 8 ring gas cooker with ovens under. Domestic cooker hood. Commercial plate warmer cabinet, electric commercial grill, commercial dish-washer. Windows and door overlooking rear gardens and parking area. N.B. An inventory of fixtures and fittings will be provided at a later date.

Store room /dry goods room.

Accessed from the kitchen via open archway, range of fridges and freezers, shelving and storage space, door to reception hallway.

Office

Wall mounted gas boiler providing hot water and heating for the property, window to side.

Owners Day room

Currently used as storage with window to rear.

Utility room

Counter tops and sink, base units under, plumbing for washing machine and additional appliance space.

Ground floor guest accommodation

Bedroom 1 - Double with bay window to front.

En suite: shower, WC and wash hand basin.

Bedroom 2 – Double room with window to side.

En Suite: shower, WC and wash basin.

Stairs rise to half landing with built in linen cupboard and store cupboard

Owners Private Apartment

Lounge/Kitchen with parquet style flooring and views to rear gardens.

Single bedroom with window to side.

Double Bedroom with excellent build in cupboards.

Shower Room with WC and wash hand basin.

Family bathroom comprising bath with shower over, WC and wash hand basin.

First Floor Landing Guest Accommodation continued:

Room 3 - Double with window to rear.

En Suite: shower, WC and wash basin.

Room 4 - Family Room (Sleeps 4) 1x double 1x bunks.

Spacious room with seating area. Windows to front.

En Suite: shower, WC and wash basin.

Room 5 - Single Room to front.

Room 6 - Double with bay window to front.

En suite: shower, WC and wash basin

Room 7 - Double room with bay window to front.

En suite: shower, WC and wash hand basin.

Second floor

Bedrooms 8 & 9 - Family Suite

Shared door to hall way with shared en suite.

Bedroom 8 - Single room, double glazed window to side.

Bedroom 9 - Family room 1 x double bed 2 x single beds.

Double glazed window to rear with views over the garden

and sea views towards Paignton pier, the sea, and Torquay beyond. Shared ensuite: shower, WC and wash and basin.

Third floor landing

Bedroom 10 – Superior King

Window to rear with views over the garden and sea views towards Paignton pier the sea and Torquay beyond.

En suite: shower, W.C and wash basin.

Bedroom 11 - Family room 1 x double 2 x single beds into eaves room with skylight windows.

En suite: shower, WC and wash basin.

Externally

Sonachan House is approached via private driveway which leads down the side of the property. Lawned front gardens and to the rear there is guest car parking for 7 vehicles. Attractive mature lawned gardens with raised guest deck area with tables and chairs and an enclosed, fenced storage area compete with sheds.

EPC- C

Rates Council Tax Band A

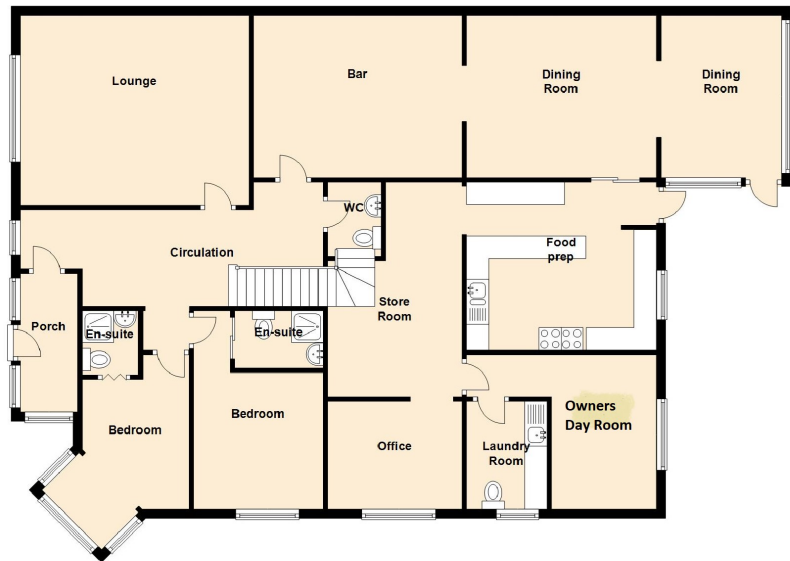
Rateable Value £5,000 small business relief applies to qualifying applicants.

VAT All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

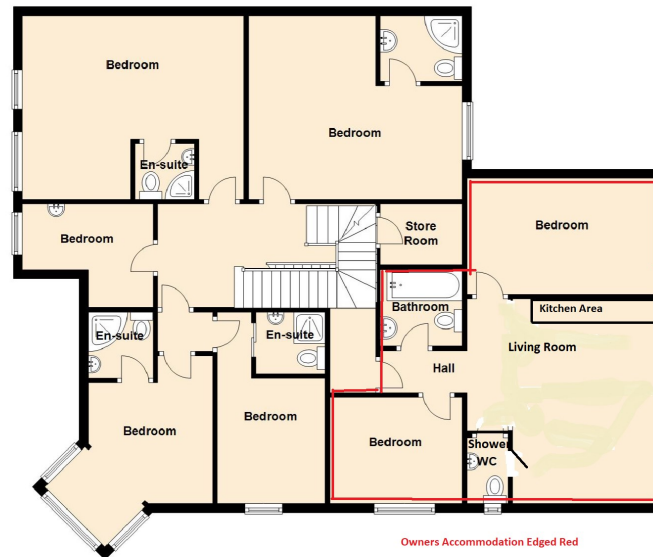
Legal Costs Each party to be responsible for their own legal costs incurred.

Viewing by appointment only Waycotts 01803 403060 or property@waycotts.co.uk what3words///powers.shells.twice

Ground Floor
Approx. 163.8 sq. metres (1763.3 sq. feet)

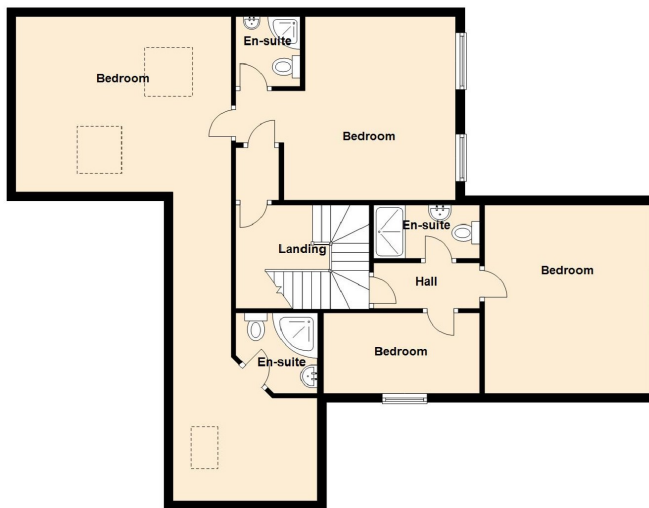


First Floor
Approx. 129.9 sq. metres (1398.1 sq. feet)



Second Floor

Approx. 88.0 sq. metres (947.0 sq. feet)



Total area: approx. 381.7 sq. metres (4108.4 sq. feet)





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.