



CHY - AN
GWEDHEN

QUALITY EN-SUITE
ACCOMMODATION

PARKING

NO VACANCIES

SEA VIEWS

01736 798684





CHY AN GWEDHEN B&B

ST IVES ROAD, CARBIS BAY, CORNWALL TR26 2JN

- An immaculate guest house occupying a prominent trading location in Carbis Bay, taking in some fine sea views towards Gwithian and the Hayle estuary
- Up to six en-suite guest bedrooms (currently offering four for bed and breakfast), entrance porch, reception hall and a well-proportioned breakfast room
- Versatile owners' accommodation including a living room, fitted kitchen breakfast room and up to three bedrooms
- Five parking spaces, a garage and pleasant gardens with sea views
- An excellent home and income opportunity to live and work in one of Cornwall's most sought after regions with stunning sea views

FREEHOLD

GUIDE PRICE £750,000 PLUS SAV

SOLE AGENT



LOCATION

The Chy an Gwedhen B&B enjoys a favoured trading location on the seaward side of St Ives Road, Carbis Bay, the main access route into the harbour resort of St Ives. Carbis Bay has a fine sandy beach and takes in beautiful sea views across to Gwithian. Carbis Bay is accessed via the A30 trunk road, with Hayle within five miles and Penzance approximately 10 miles.

St Ives, one of the UK's leading holiday destinations, offers a picturesque harbour, beautiful sandy beaches and quaint narrow streets with a range of restaurant, galleries and retail outlets. St Ives is also home to the St Ives School of Painting and Tate Cornwall.

DESCRIPTION

During our clients' period of ownership, Chy an Gwedhen has been subject to carefully planned refurbishment where the property is extremely well presented throughout and includes double glazing and central heating.

The versatile, detached property represents a fine home and income/lifestyle opportunity with flexible accommodation which briefly comprises, an entrance porch; welcoming reception hall; well-proportioned breakfast room; four high quality en-suite guest bedrooms (three enjoying the elevated sea views; well appointed owners' accommodation including living room; fitted kitchen breakfast room and up to three en-suite bedrooms. More commercially driven proprietors could choose to offer six en-suite guest bedrooms whilst retaining a bedroom for themselves.

Outside, the property provides car parking for up to five vehicles, single garage and pleasant garden areas for the owners and guests including a terrace to the rear taking in the fine sea view towards Gwithian.

Discerning purchasers will recognise that Chy an Gwedhen offers an outstanding lifestyle opportunity to live and work in one of Cornwall's most select and sought after areas, with a fine and versatile balance of guest and owners' accommodation with fine sea views over Carbis Bay towards Hayle and Gwithian.

For further information, seriously interested parties are welcome to view our clients' website (www.chyangwedhen.com).

THE BUSINESS

This highly regarded bed and breakfast business is partnership run, opening mid-May until the end of September, currently offering four en-suite guest bedrooms, which has produced an average turnover in the region of £60,000 over the last three years. There is great scope to trade up to the VAT threshold by extending the trading season and/or by introducing one or two en-suite bedrooms as further guest suites.

Further detailed accounting information will be made available interested parties following an initial viewing appointment.

FIXTURES & FITTINGS

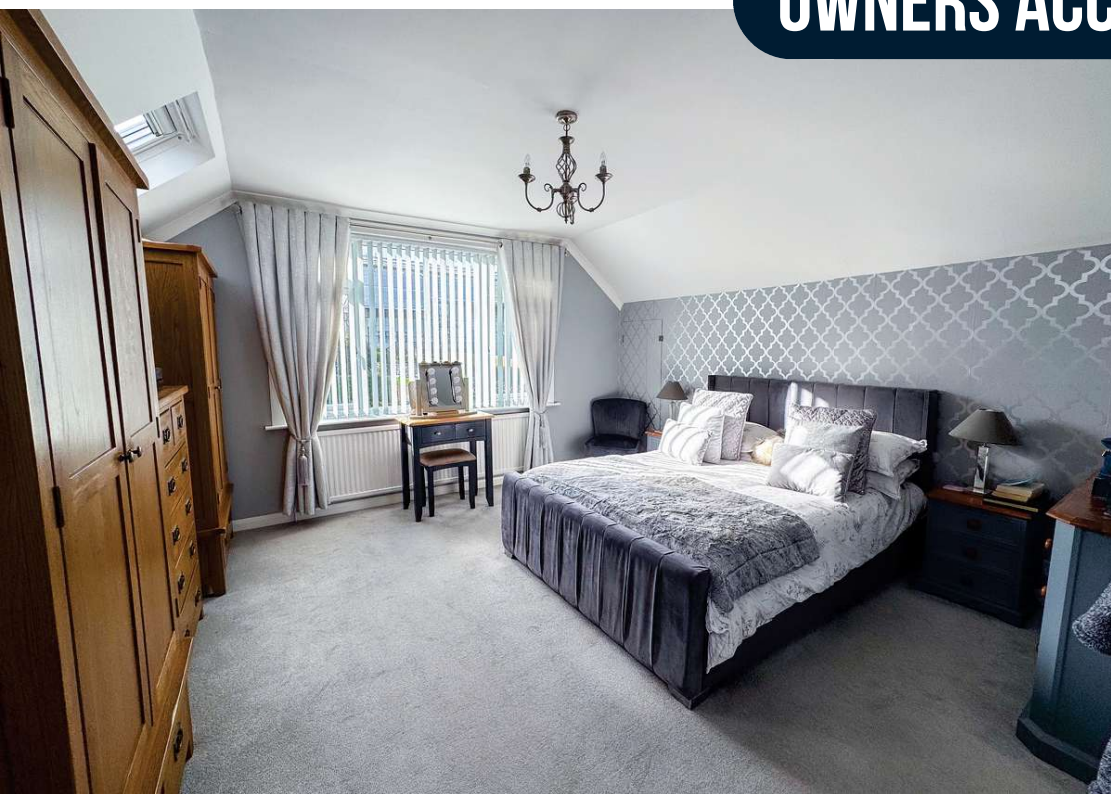
Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

EPC

Chy an Gwedhen has an EPC Rating of B under Certificate Number 0822-6404-3043-2030-3959.



OWNERS ACCOMMODATION







SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

BUSINESS RATES

The property has a Rateable Value of £6,100 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.tax-service.gov.uk/business-rates-find).

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents
SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

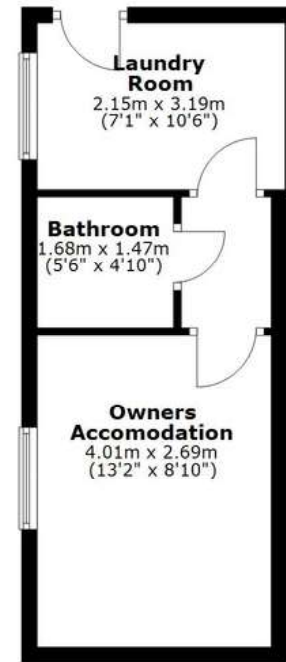
FAO : **Russell Weetch MRICS**
TEL : **07825 735465**
EMAIL : **russell@sbcproperty.com**



The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

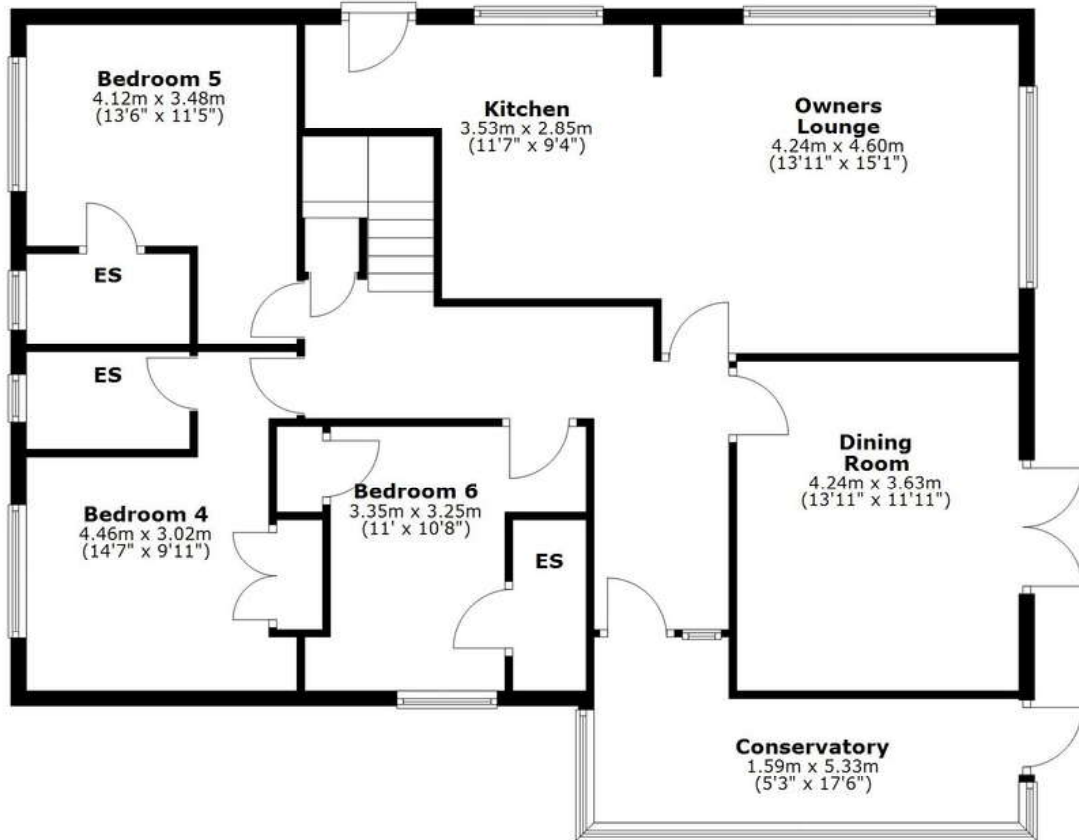
Basement

Approx. 24.6 sq. metres (264.7 sq. feet)



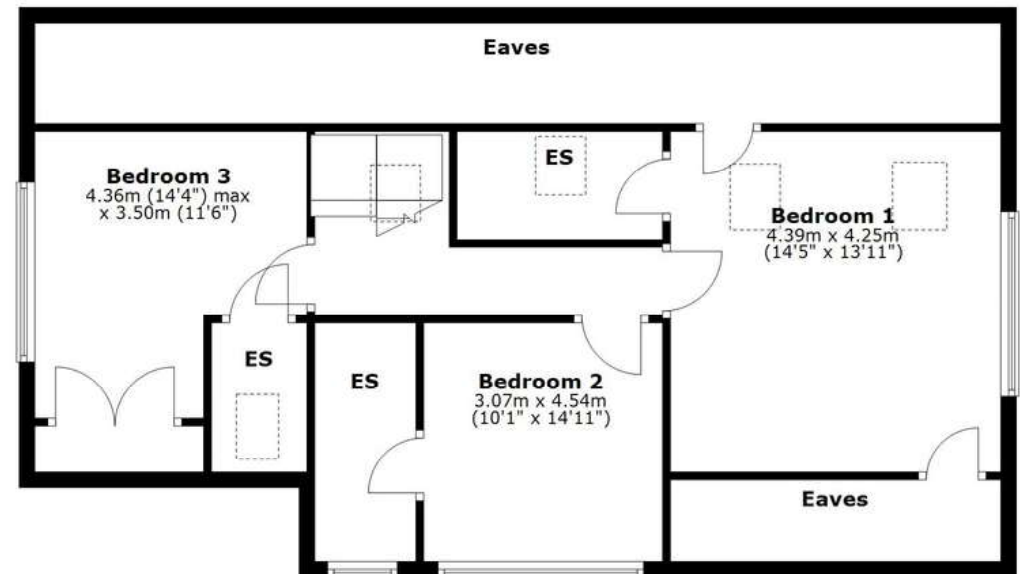
Ground Floor

Approx. 118.6 sq. metres (1276.5 sq. feet)



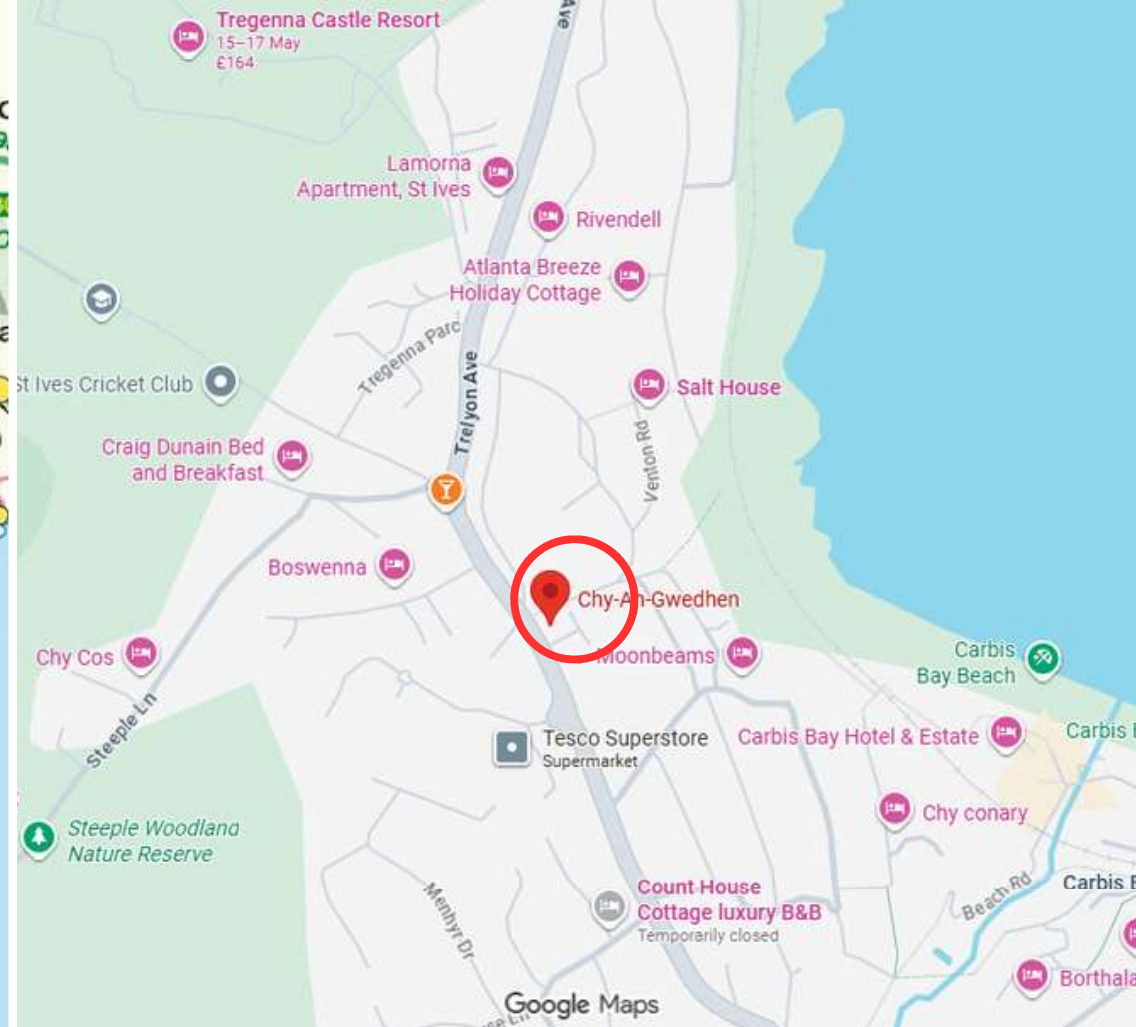
First Floor

Approx. 82.1 sq. metres (883.2 sq. feet)



Total area: approx. 225.2 sq. metres (2424.4 sq. feet)

Chy An Gwedhen, Carbis Bay, St Ives



CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

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DD: 07825 **735465**

E: Russell@sbcproperty.com

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