



16



# 16 WOODLAND LODGES, THE CORNWALL HOTEL, PENTEWAN ROAD, TREGORRICK

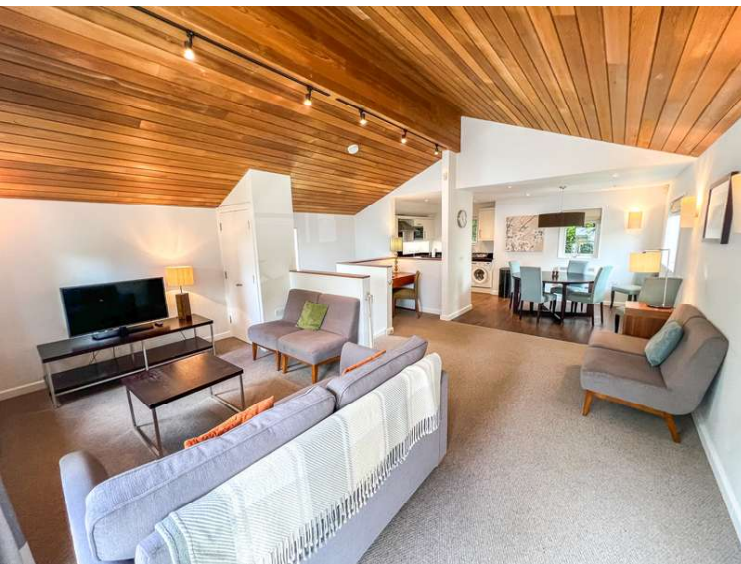
## ST AUSTELL, CORNWALL PL26 7AB

- A well-appointed holiday lodge/leisure investment set in the grounds of The Cornwall Hotel & Spa located near Cornwall's beautiful south coast
- Reverse level accommodation with entrance hall, two double bedrooms (one en-suite), family bathroom and, on the first floor, an open-plan living room with fitted kitchen, dining area and lounge with access to a balcony
- Access to the hotel facilities, grounds, tennis courts and spa facility with pool, steam room, gym and treatment rooms
- Advised average sales over the last three years approaching £44,000 per annum
- A fine leisure investment set in the grounds of a highly respected spa hotel

**FREEHOLD**

**GUIDE PRICE £200,000**

**SOLE AGENT**



## LOCATION

16 Woodland Lodges is located in the generous grounds of The Cornwall Hotel & Spa, enjoying a prominent trading location on Pentewan Road, between the south Cornwall town of St Austell and the picturesque fishing village of Mevagissey on Cornwall's beautiful south coast. The lodge is well placed for the owner and guests to explore the world famous Eden Project and the Lost Gardens of Heligan, both within a short drive. Nearby beaches include Carlyon Bay, Pentewan, Port Mellon Cove, Porthpean, Par Sands and Polkerris.

This leisure opportunity is also well located for the popular harbour town of Fowey and the historic harbour at Charlestown which has prominently featured in television's adaptation of Poldark.

The complex is approximately 16 miles from Cornwall Airport Newquay and 10 miles from the A30.

## DESCRIPTION

The detached, timber frame, reverse level property briefly comprises, entrance hallway, master bedroom with en-suite shower and wc, a further double bedroom and a family four-piece bathroom. On the first floor is a pleasant, well-proportioned open-plan living room with lounge, dining and kitchen areas. The property is double glazed and includes Dimplex electric heating.

Lodge 16 will be offered fully furnished and equipped and includes a balcony accessed from the living room.

As part of the service charge, the lodge has access to the hotel amenities and grounds including the excellent spa facility which includes infinity pool with views over the stocked walled garden, steam room, sauna, gym, treatment rooms (with treatments charged separately) and two tennis courts.

## THE BUSINESS

The lodge produced a turnover in the region of £44,000, producing a net income of approximately £13,000. These figures are based on the lodge being let and managed through The Cornwall Hotel rental scheme and after deducting the service charge, hotel letting commission, cleaning and other occupancy costs. In the normal manner, further accounting information will be made available to interested parties following a viewing appointment.

## SCHEDULE OF ACCOMMODATION (All dimensions are approximate)

### ENTRANCE HALL

with cupboard housing water heater.

### FAMILY BATHROOM WC

### BEDROOM 1 2.88 m x 4.12 m

With en-suite shower/wc.

### BEDROOM 2 2.88 m x 3.75 m

### FIRST FLOOR LIVING ROOM (5.33 m X 8.00 m max overall dimensions)

with doors providing access to a balcony.

## SERVICES

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



## 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.

## TENURE

Freehold

## EPC

Lodge 16 has an EPC Rating E under Certificate Reference Number 0350-2774-9080-2204-4861.

## SERVICE CHARGE

The service charge is £6,940 per annum.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property

Daniell House

Falmouth Road

Truro

Cornwall TR1 2HX

**FAO** : **Russell Weetch MRICS**

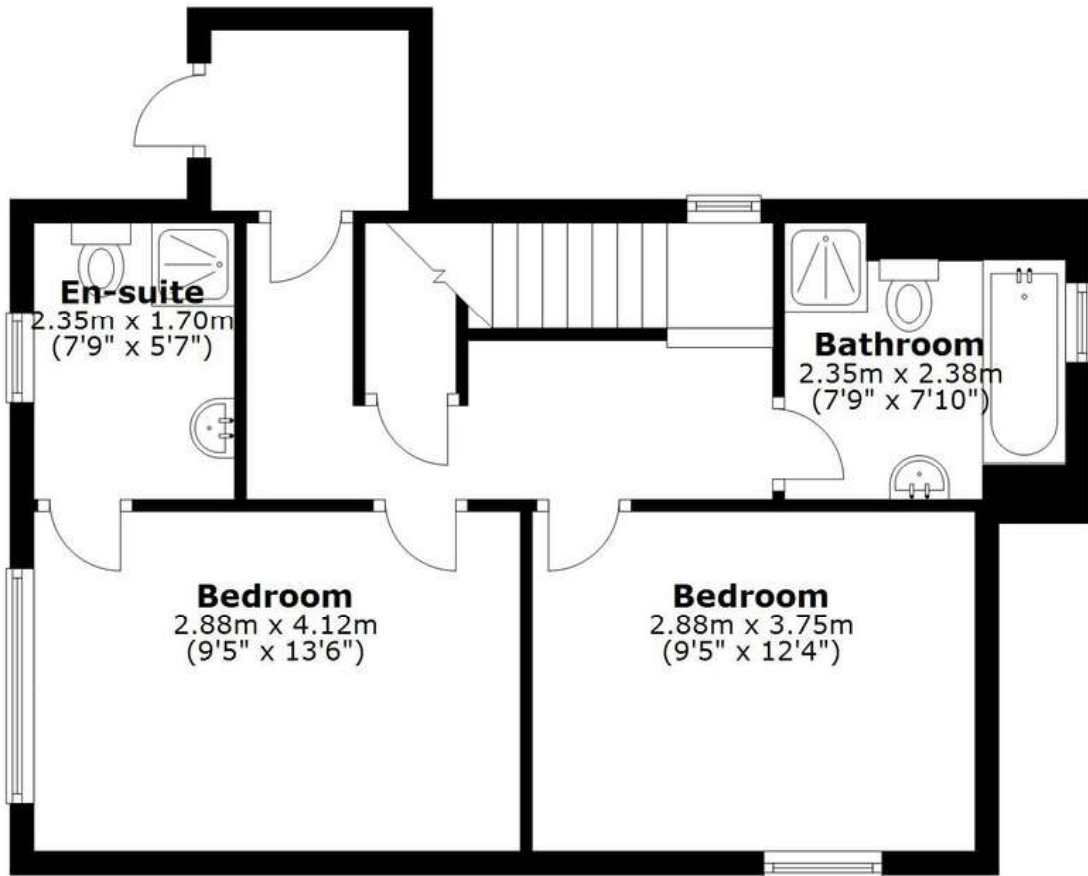
**TEL** : **07825 735465**

**EMAIL:** **russell@sbcproperty.com**



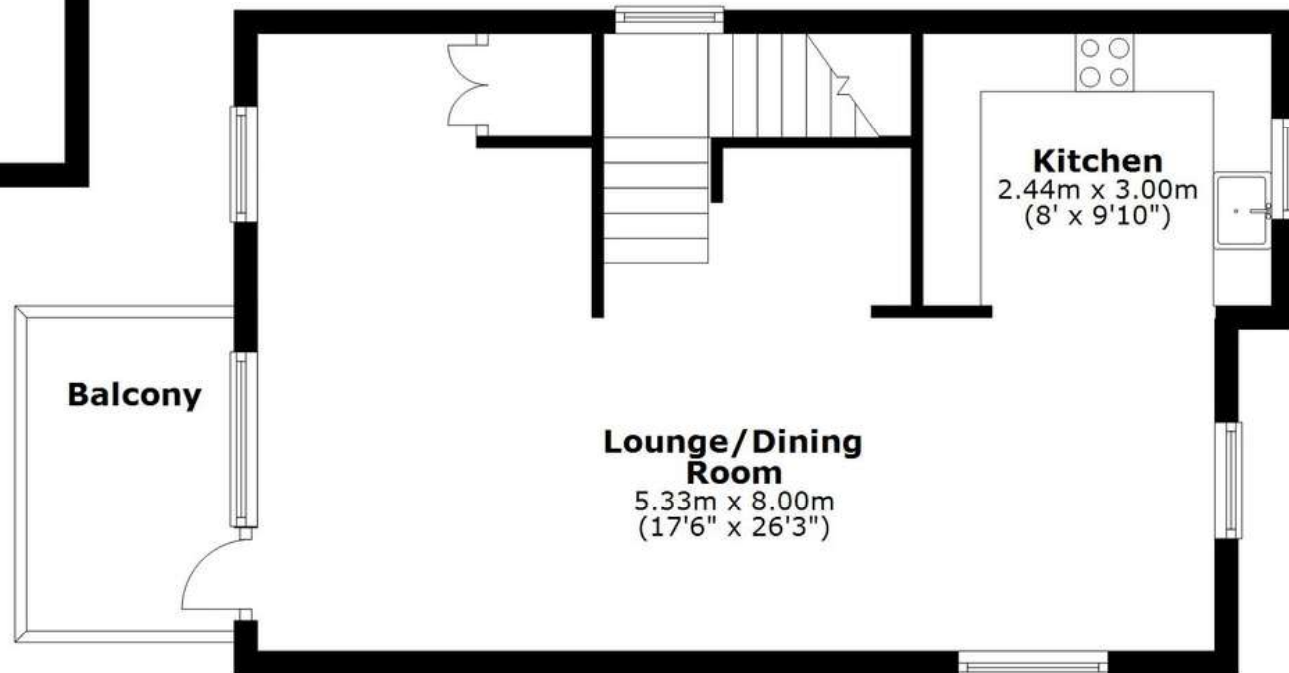
## Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



## First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)

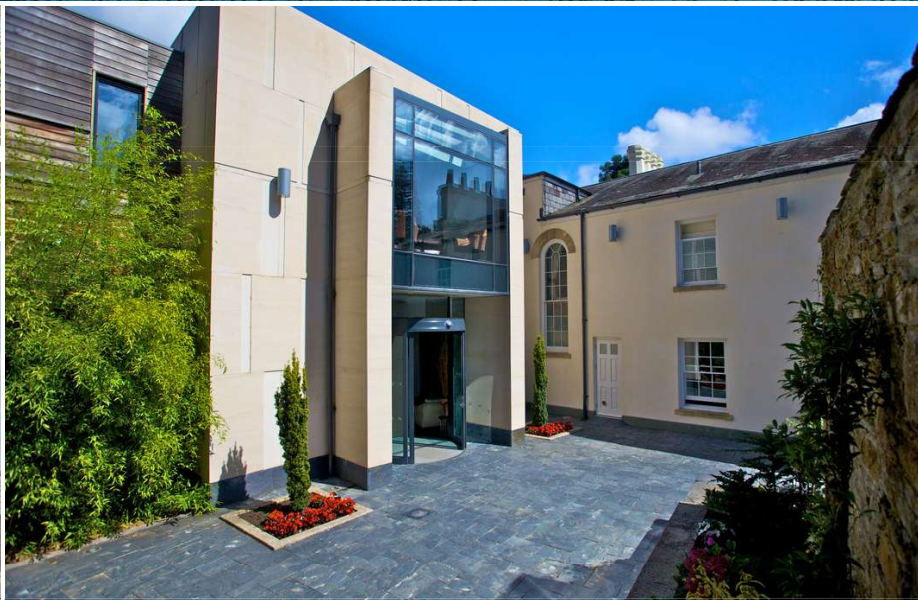


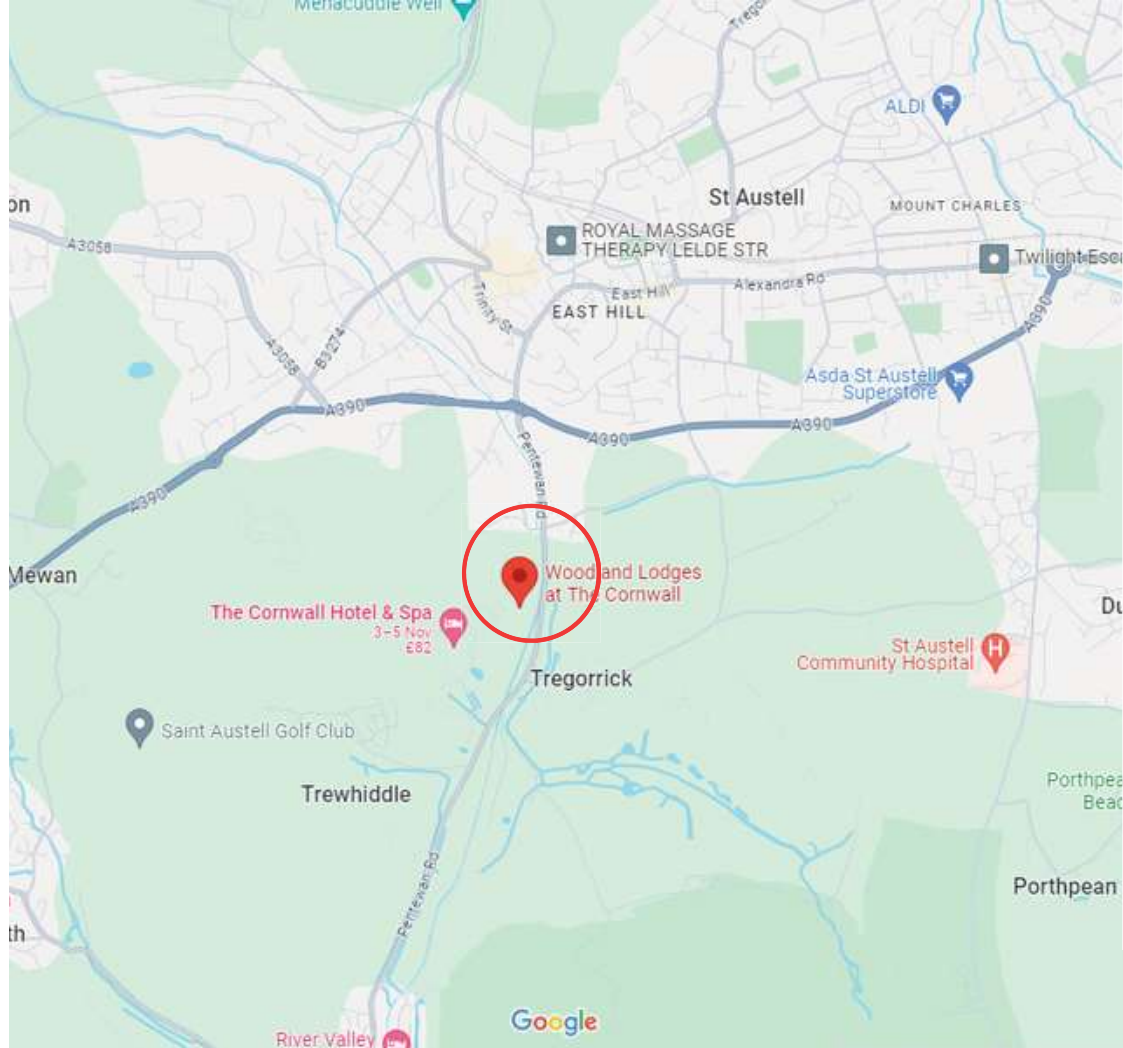


16



**GENERAL IMAGES OF RESORT AND FACILITIES.**





## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

Tel: 01872 **277397**

DD: 07825 **735465**

E: [Russell@sbcproperty.com](mailto:Russell@sbcproperty.com)

*SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. 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. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*