



SBC
PROPERTY

RIVENDELL GUEST HOUSE

7 PORTHMINSTER TERRACE

ST IVES

CORNWALL TR26 2DQ

- Highly rated and successful guest house with stunning elevated views over St Ives towards the harbour, across St Ives Bay to Godrevy Lighthouse and coastline
- Five high-quality en-suite guest bedrooms, a private, remodelled two-storey owners' suite
- Trades up to the VAT threshold (May to September)
- Car parking, rear garden and sun terrace
- A superb lifestyle opportunity to live and work in one of Cornwall's most desirable harbour towns

FREEHOLD £895,000 SOLE AGENT



LOCATION

This quality, refurbished terraced guest house enjoys an elevated position on Porthminster Terrace, taking in stunning town, harbour and sea views across to Godrevy Lighthouse. The picturesque harbour town of St Ives is one of the UK's most favoured holiday destinations and has achieved the award of Best Seaside Town in the British Travel Awards on many occasions.

The beautiful harbour and fine sandy beaches attract a high volume of visitors during the seasonal months and other attractions include quaint narrow streets, range of galleries, retail and catering outlets, the St Ives School of Painting and Tate Cornwall.

DESCRIPTION

Rivendell Guest House enjoys some of the highest ratings on TripAdvisor and Booking.com, a true testament to the quality of the accommodation available.

The property has been carefully refurbished by the current proprietors, where the guest accommodation briefly comprises a reception hall, a well-proportioned breakfast room with a bay window taking in a sea view and five high quality en-suite guest bedrooms, four of which have an elevated harbour view, sea view or glimpse.

The private owner's accommodation has been remodelled by the current proprietors to offer flexibility and includes a superb, refitted kitchen breakfast room, double bedroom with en-suite shower room, and a spiral staircase from the breakfast room up to a well-proportioned living room with doors opening onto a terrace taking in the sea view. Also, off the living room which can be utilised as a further bedroom, is a further bathroom wc.

Externally, to the front is a car park for four vehicles, and to the rear, a decked terrace and garden area, part of which has gained planning consent for a rear garage.

Rivendell Guest House offers an excellent lifestyle opportunity to acquire a superb refurbished guest house in one of Cornwall's most highly regarded harbour towns.

THE BUSINESS

The guest house trades as a successful Partnership operation, deliberately trading up to the VAT threshold, thus only opening five months of the year (May to September). More detailed accounting information will be made available to seriously interested parties following a viewing appointment. Interested parties are welcome to view our clients' website (www.rivendell-stives.co.uk).

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.

SERVICES

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

EPC

The premises has an EPC Rating of C under Certificate Reference Number 3259-7734-9870-0294-4972.







BUSINESS RATES

The property has a Rateable Value of **£9,600** (2026 valuation).

Prospective purchasers should confirm actual rates payable with the local billing authority (www.tax.service.gov.uk/business-rates-find/valuations).

ANTI MONEY LAUNDERING REGULATIONS

Prospective buyers are to provide ID to comply with the current Money Laundering and Estate Agency Act regulations.

VAT & PURCHASE COSTS

VAT election to be confirmed. Please note the buyer may incur additional costs on purchase price such as Stamp Duty Land Tax, VAT, agent fees, other taxes\costs. The buyer is responsible for checking any additional costs that may apply to them.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents

SBC Property

Daniell House

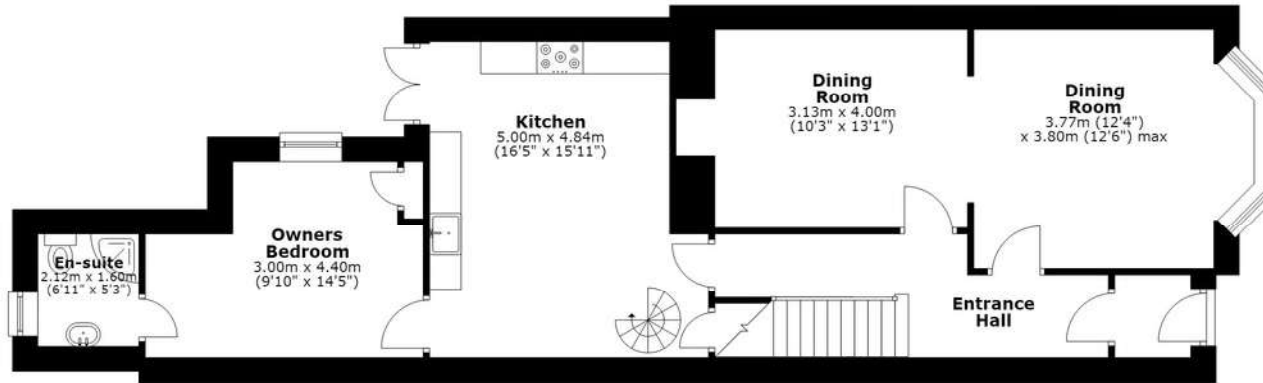
Falmouth Road, Truro Cornwall TR1 2HX

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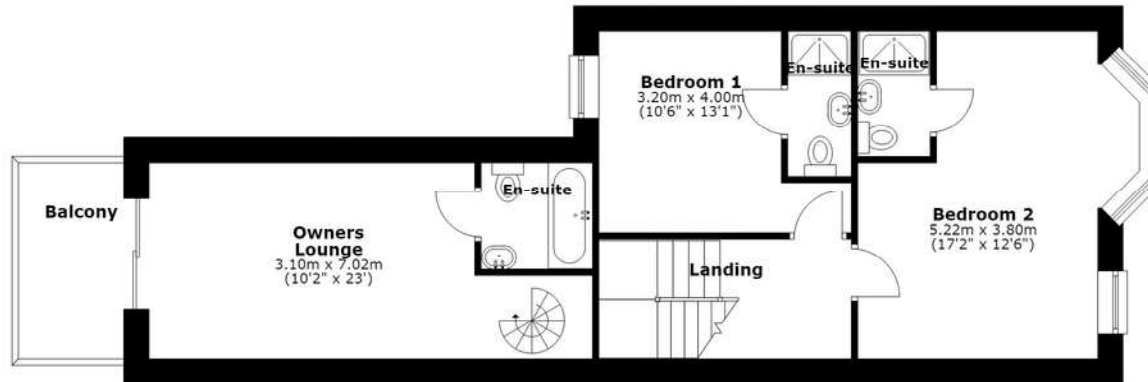
Ground Floor

Approx. 79.6 sq. metres (856.6 sq. feet)



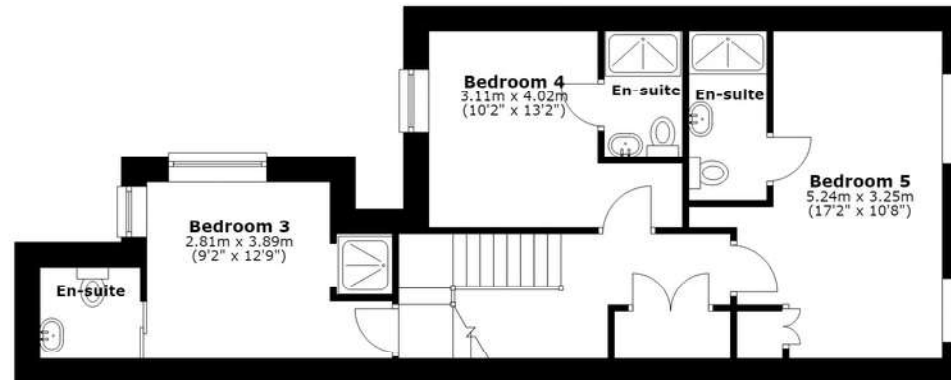
First Floor

Approx. 63.3 sq. metres (681.8 sq. feet)
(excluding Balcony)



Second Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



Total area: approx. 198.6 sq. metres (2137.8 sq. feet)

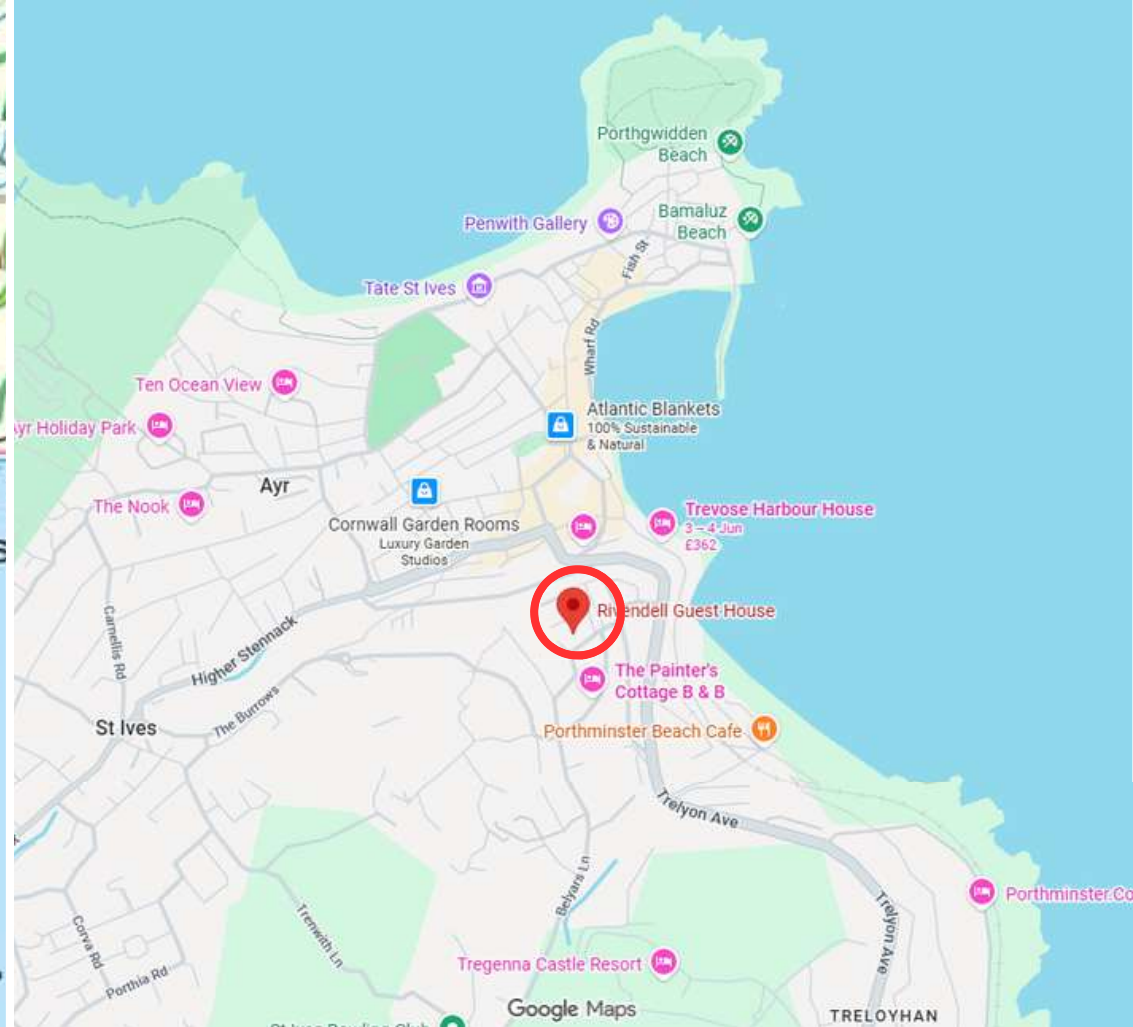
Rivendell, St Ives



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GUEST HOUSE
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**CHARTERED SURVEYORS
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