



COTSWOLD HOUSE, FALMOUTH



COTSWOLD HOUSE

MELVILL ROAD

FALMOUTH, CORNWALL TR11 4DF

- A quite superb, thoroughly renovated guest house located in the bustling harbour resort of Falmouth, convenient for Falmouth's seafront, beaches, Events Square, town centre and railway stations
- Remodelled and refurbished throughout, now providing a fine lifestyle/home and income opportunity
- Seven well-appointed en-suite guest bedrooms with some taking in views towards Falmouth Bay
- Bay fronted lounge, spacious dining room, refitted kitchen and utility areas, well-appointed owners' accommodation with a private lounge and two double en-suite bedrooms, one having a mezzanine study area
- Deliberately trading under the VAT threshold on a seasonal basis only
- Ample parking for seven vehicles and a decked sun terrace
- An exceptional lifestyle opportunity to acquire a superb, refurbished, licensed guest house in one of Cornwall's highly regarded harbour towns

FREEHOLD GUIDE PRICE £945,000



LOCATION

Cotswold House is located on Melvill Road and is well positioned for Falmouth's seafront and popular beaches. Falmouth is one of Cornwall's most thriving harbour towns with three main beaches, namely Gyllyngvase, Castle and Swanpool, a seafront, providing access to the coast path, a range of gardens and an eclectic range of restaurants, bars, galleries and gift shops.

The town is also home to the National Maritime Museum at Events Square. Although Falmouth enjoys the normal seasonal influx of visitors to the area, the nearby university campus at Tremough helps to boost visitor numbers throughout the year.

DESCRIPTION

This thoroughly renovated licensed guest house has been carefully remodelled by the current proprietors where the accommodation briefly comprises a welcoming reception hall, guest lounge with doors opening on to a decked terrace in the southerly facing garden, well-proportioned dining room, a refitted kitchen breakfast room, up to eight en-suite guest bedrooms, although one is currently utilised as a store room and another provides a spare guest bedroom as the current owners choose to offer six bedrooms for the business. Three of the rooms to the rear of the property enjoy views towards Falmouth Bay and two have balconies.

The property is warmed by gas fired central heating with two gas boilers.

The owners' accommodation includes a private lounge and two very spacious en-suite bedrooms, one having a mezzanine study area.

Outside, a small front garden sets the property back from Melvill Road. To the side, a driveway provides access to a resurfaced car park for seven vehicles. Adjacent to this is a large decked sun terrace which is southerly facing and has mature borders.

We are sure discerning purchasers will appreciate that Cotswold House offers an exceptional home and income/lifestyle opportunity with a good balance of guest and owners' accommodation in one of Cornwall's most select and sought-after harbour towns.

Interested parties are welcome to view our clients' website (www.cotswoldhousefalmouth).

THE BUSINESS

Our clients choose to trade under the VAT threshold by principally offering six en-suite guest bedrooms, on a seasonal basis only (April to early October). More commercially driven proprietors may choose to trade all year round and open up all eight en-suite guest bedrooms for guests to utilise to enhance turnover.

Further detailed accounting information will be made available to seriously interested parties following a 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.

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 **£8,300** (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.tax-service.gov.uk/business-rates-find).

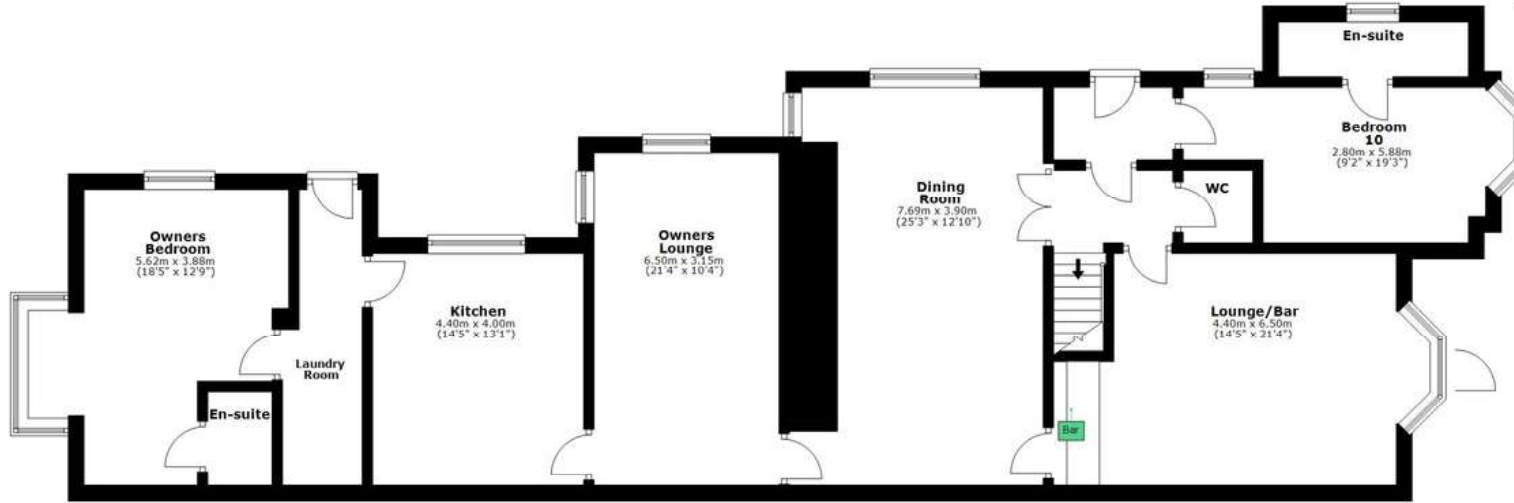
EPC

Energy rating : **C**

Certificate number : **1415-0837-1786-5433-4961**

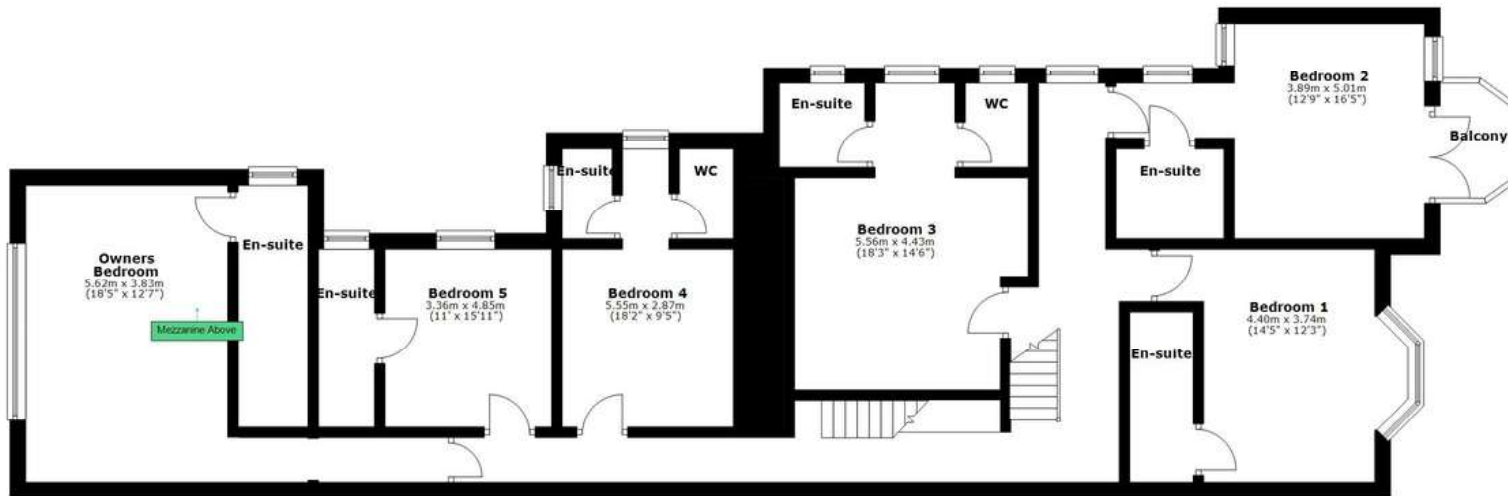
Valid until : **20th April 2036**

Ground Floor
 Approx. 164.3 sq. metres (1768.1 sq. feet)
 (excluding unnamed room)



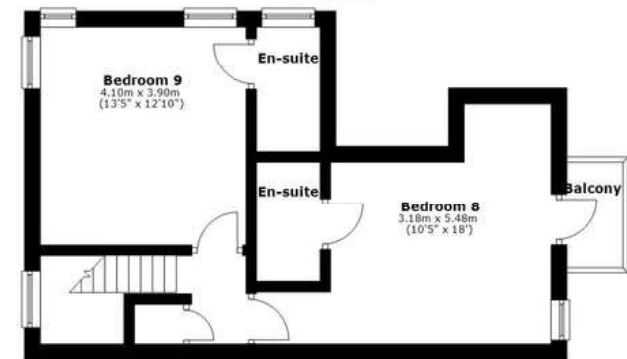
First Floor

Approx. 162.8 sq. metres (1752.2 sq. feet)
 (excluding unnamed room, Balcony)



Second Floor

Approx. 48.8 sq. metres (525.5 sq. feet)
 (excluding Balcony)



Total area: approx. 375.9 sq. metres (4045.8 sq. feet)
Cotswold House, Falmouth



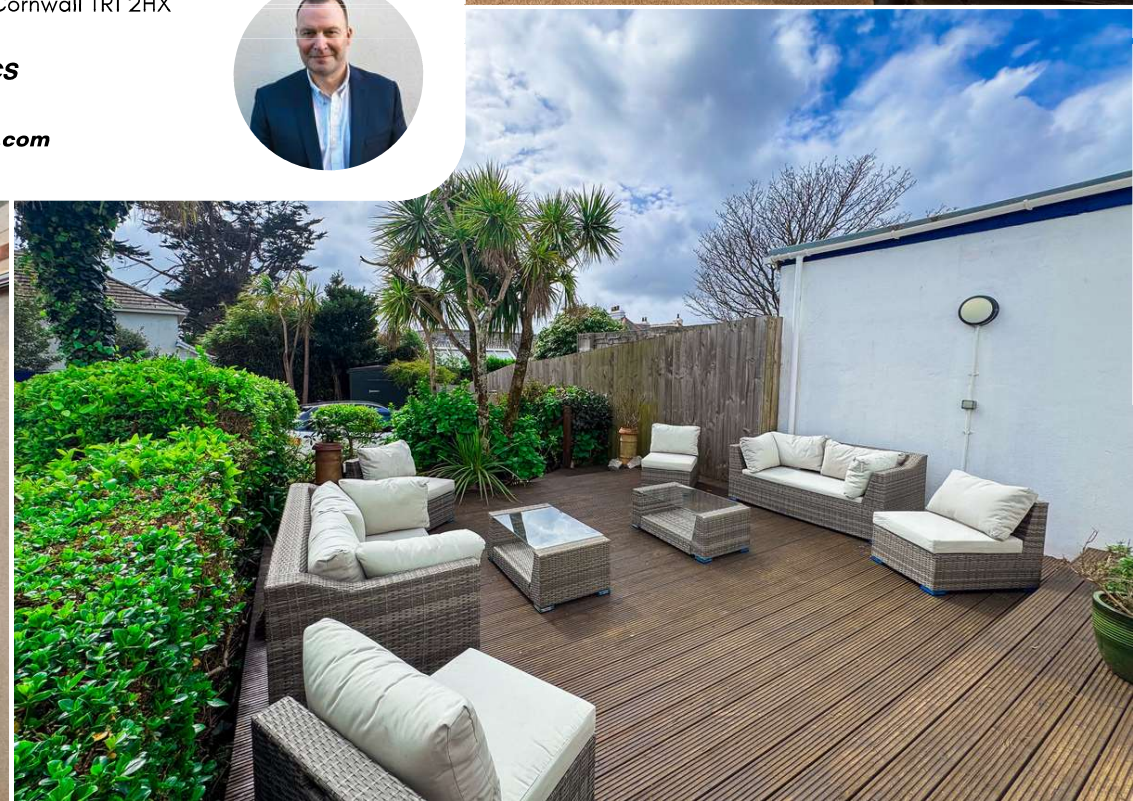
VIEWING/FURTHER INFORMATION

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 : *Russellesbcproperty.com*











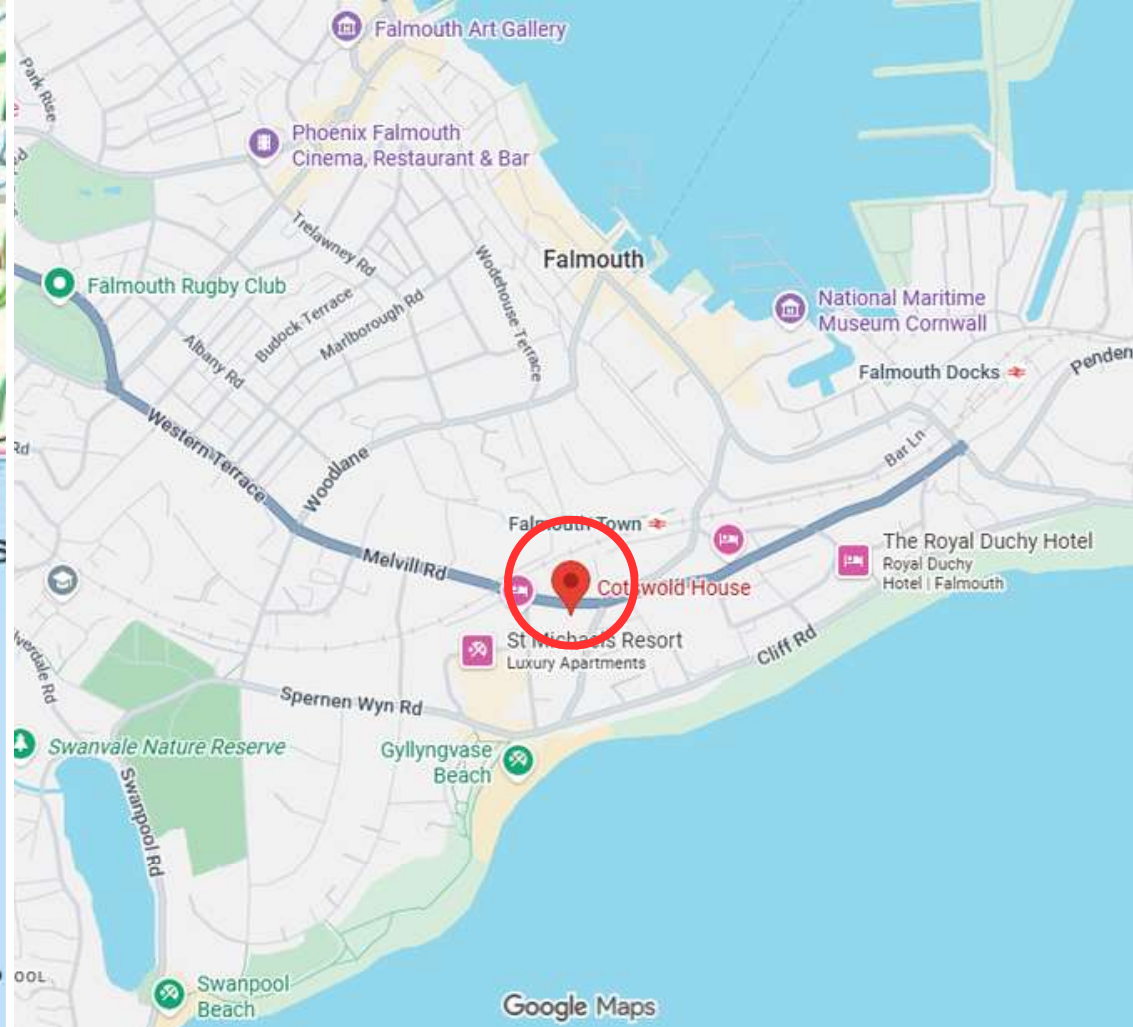
ANTI MONEY LAUNDERING REGULATIONS

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.





**CHARTERED SURVEYORS
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