



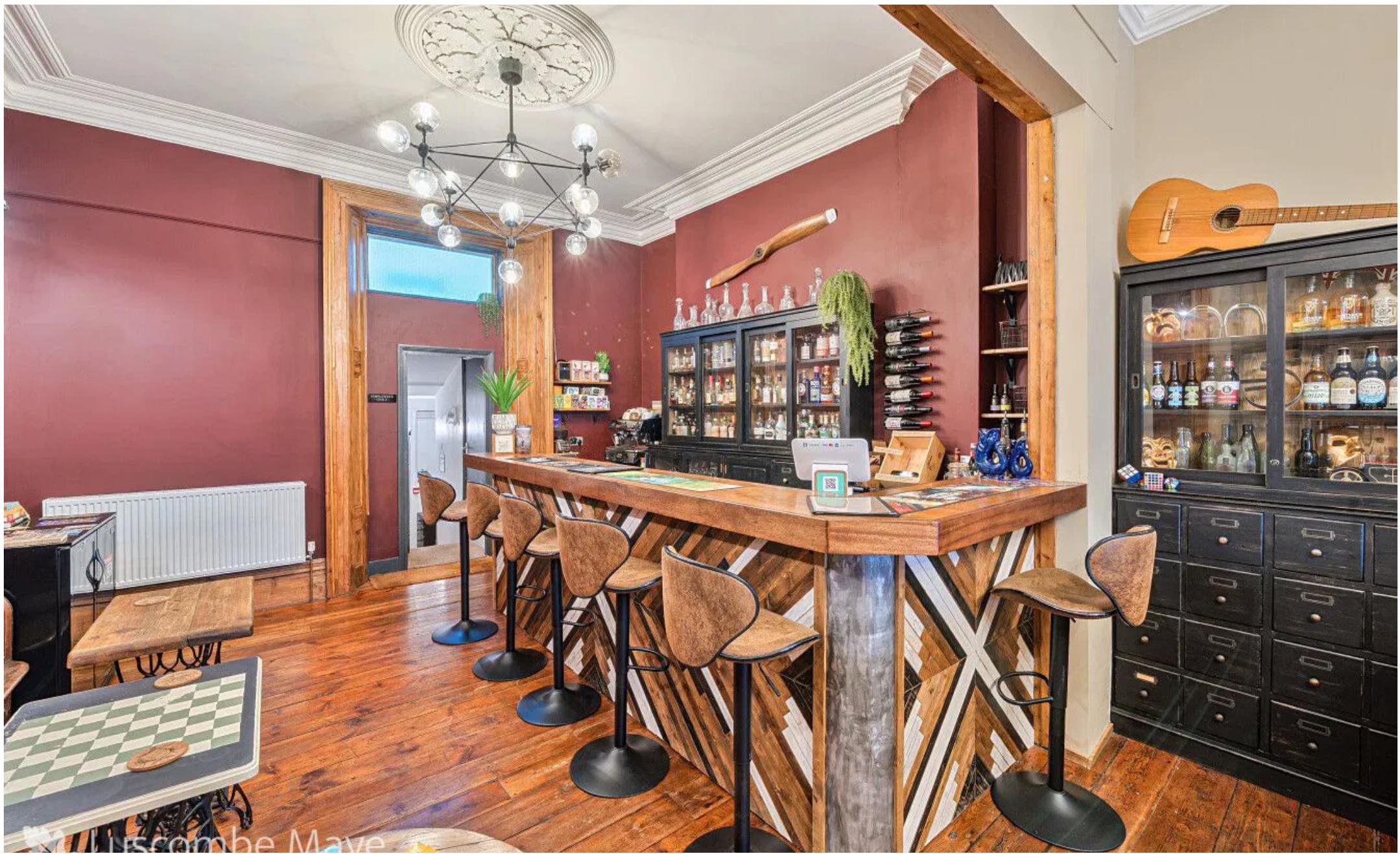
**The Craft House, 5 Elliot Street, Plymouth, Devon, PL1 2PP**

Plymouth

Guide Price

**£1,200,000**





## DESCRIPTION

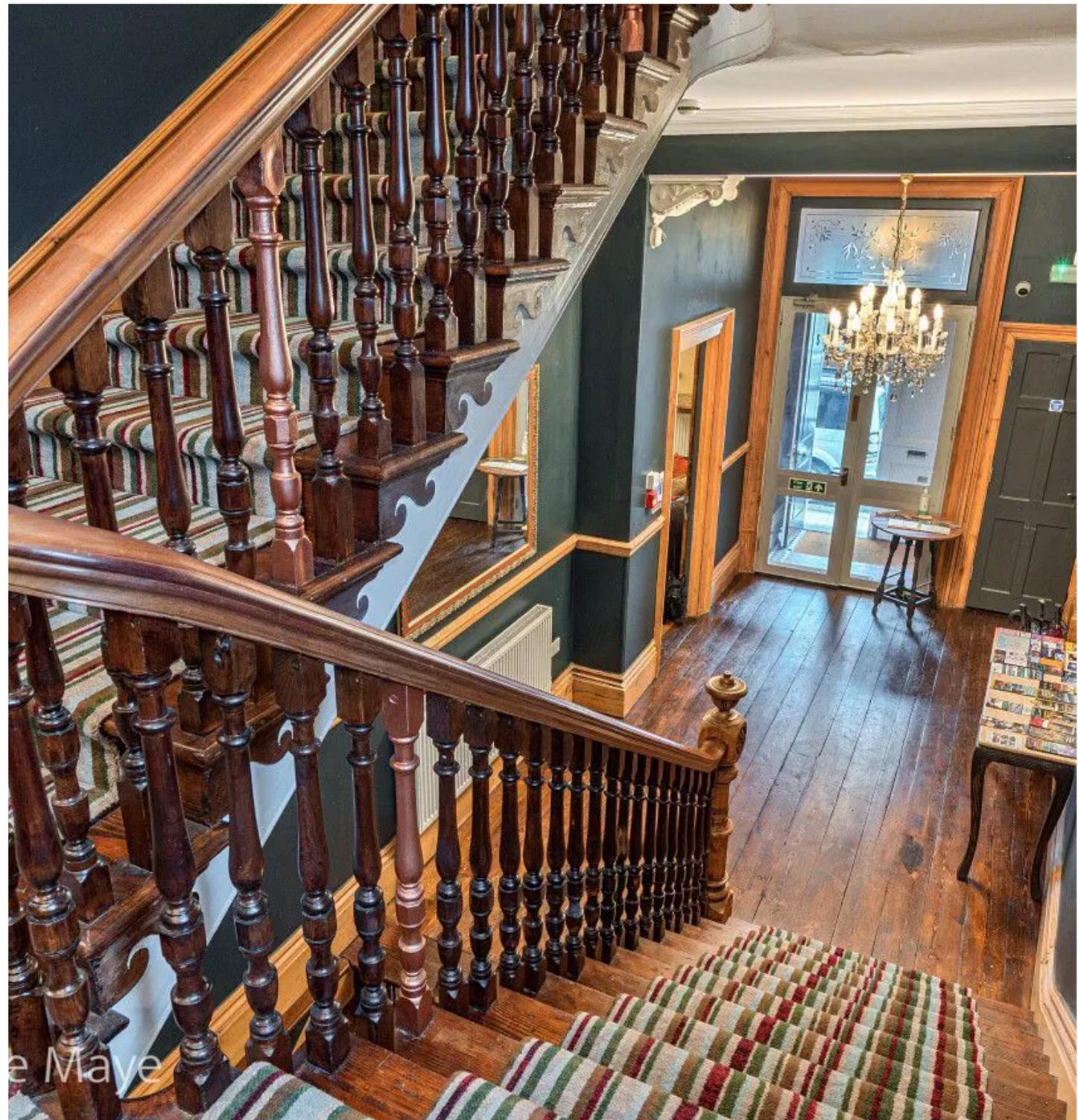
Presenting a unique investment opportunity in the heart of Plymouth city centre, The Craft House offers an expansive 16-bedroom property spanning 6600 sq ft, ideal for those seeking a substantial commercial or residential venture. Lovingly restored by the current owners, with 16 en-suite rooms, licensed bar, residents' lounge, dining room and a commercial kitchen with pantry and laundry, this versatile building provides significant scope for various uses, subject to planning permissions.

This Boutique Hotel offers opulence as soon as you enter with the grand entrance hallway with its soaring ceilings, and ornate, wide staircase; an architectural feature designed to dominate the space and impress any visitor. The staircase leads to the 15 ensuite rooms, along with the 16th en-suite bedroom, currently utilised as the owners' accommodation. This Hotel stands out from the crowd offering intimate, historic, bespoke luxury and highly personalised service. The current owners have been sympathetic with their design now combining original features alongside unique, individually styled rooms, curated art, that create a home-away-from-home ambiance.

The property benefits from mains gas central heating and mains electricity and pressurised water system for comfortable living. While there is no dedicated private parking, on-street parking options are available in the vicinity. A standout feature is the roof terrace, offering an excellent outdoor space for relaxation or entertaining, providing an urban retreat with city views.

## LOCATION

Located on Elliot Street (PL1 2PP), this property is perfectly positioned for easy access to Plymouth's vibrant city life. Residents will appreciate the excellent mobile coverage from O2, Vodafone, Three, and EE, as well as high-speed FTTP (Fibre to the Premises) broadband, ensuring seamless connectivity. The





## DESCRIPTION

Presenting a unique investment opportunity in the heart of Plymouth city centre, The Craft House offers an expansive 16-bedroom property spanning 6600 sq ft, ideal for those seeking a substantial commercial or residential venture. Lovingly restored by the current owners, with 16 en-suite rooms, licensed bar, residents' lounge, dining room and a commercial kitchen with pantry and laundry, this versatile building provides significant scope for various uses, subject to planning permissions.

This Boutique Hotel offers opulence as soon as you enter with the grand entrance hallway with its soaring ceilings, and ornate, wide staircase; an architectural feature designed to dominate the space and impress any visitor. The staircase leads to the 15 ensuite rooms, along with the 16th en-suite bedroom, currently utilised as the owners' accommodation. This Hotel stands out from the crowd offering intimate, historic, bespoke luxury and highly personalised service. The current owners have been sympathetic with their design now combining original features alongside unique, individually styled rooms, curated art, that create a home-away-from-home ambiance.

The property benefits from mains gas central heating and mains electricity and pressurised water system for comfortable living. While there is no dedicated private parking, on-street parking options are available in the vicinity. A standout feature is the roof terrace, offering an excellent outdoor space for relaxation or entertaining, providing an urban retreat with city views.

## LOCATION

Located on Elliot Street (PL1 2PP), this property is perfectly positioned for easy access to Plymouth's vibrant city life. Residents will appreciate the excellent mobile coverage from O2, Vodafone, Three, and EE, as well as high-speed FTTP (Fibre to the Premises) broadband, ensuring seamless connectivity. The property is conveniently situated within a conservation area at the front, adding to its character and appeal.

Plymouth city centre boasts a wealth of amenities, including a diverse range of shops, restaurants, cultural attractions, and entertainment venues. Excellent transport links provide easy connections throughout the city and beyond, making this an ideal location for accessibility. The property offers a compelling proposition for those looking to acquire a large and adaptable building in a prime urban setting.

## VERIFIED MATERIAL INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please see the CP pack or access the additional online





Presenting a unique investment opportunity in the heart of Plymouth city centre, The Craft House offers an expansive 16-bedroom property spanning 6600 sq ft, ideal for those seeking a substantial commercial or residential venture. Lovingly restored by the current owners, with 16 en-suite rooms, licensed bar, residents' lounge, dining room and a commercial kitchen with pantry and laundry, this versatile building provides significant scope for various uses, subject to planning permissions.

- Independently run, 16 bedroom hotel and licensed bar
- Built in 1879 and lovingly refurbished by the current owners
- Located near the famous Barbican area of Britain's Ocean City
- 16 ensuite guest bedrooms
- Lounge and 24 cover dining room
- Offers exceptional versatility and future potential
- Profitable Business; currently running 38 weeks of the year with a 20% occupancy
- Potential for business growth
- EPC tbc
- Viewing strongly recommended

**Tenure:** Freehold

**Property Type:** Hotel

**Bedrooms:** 16

**Bathrooms:** 16

F  
E

 **Luscombe  
Maye** Since 1873





## Yealmpton Sales

The Old Bakery, Market Street, Yealmpton

01752 880044

[yealmpton@luscombemaye.com](mailto:yealmpton@luscombemaye.com)

<https://luscombemaye.com/>