



**ST GEORGES COUNTRY HOUSE HOTEL, ST GEORGES HILL,  
PERRANPORTH, CORNWALL, TR6 0ED**

**GUIDE PRICE £1,150,000**

**Miller Commercial**

The business property specialists





SUPERBLY APPOINTED HOTEL/GUEST HOUSE  
8 EN-SUITE ROOMS  
2 BEDROOMED OWNERS ACCOMMODATION  
DETACHED 1 BEDROOMED HOLIDAY COTTAGE  
EARLY VIEWING STRONGLY RECOMMENDED  
EPC: D93

## SITUATION

The St Georges Country House Hotel is situated on the North Cornish coast between the villages of St Agnes and Perranporth. Perranporth is widely acknowledged as having one of the most popular beaches within the region attracting hundreds of thousands of visitors year round. The village itself has seen significant investment in recent years and offers a range of independent businesses, Public Houses and restaurants. The City of Truro is approximately 9 miles distant and offers a wide range of amenities including schooling for all ages, a selection of national retailers and has a main line station on the Penzance to Paddington train line. The property is also well located for access to the A30 the main vehicular route in and out of the county.

## DESCRIPTION

The St Georges Country House Hotel was acquired by our clients several years ago and during their tenure the property has undergone extensive, yet sympathetic improvements and boasts in brief 8 delightful en-suite letting rooms many of which benefit from far reaching rural views, 2 spacious reception rooms a detached 1 bedroomed holiday cottage and 2 bedroomed owners accommodation. The property is tastefully furnished throughout with Contemporary Scandinavian furniture featuring heavily in the Public areas and Bedrooms.

Accounts for the year ending 5th April 2019 show a turnover of £134,957. Full accounting information will be made available subject to a viewing appointment in the usual manner. Our clients through choice, trade the business for

approximately 9 months of the year as a husband and wife team with one part time member of staff.

For further information about the business and surrounding area please visit our clients website [www.stgeorgescountryhousehotel.com](http://www.stgeorgescountryhousehotel.com)

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

### ENTRANCE VESTIBULE

Leading to the reception hallway with wood flooring, reception desk with a store room and office behind. Stairs to first floor, 2 wc's, door to:-

### OWNERS ACCOMMODATION

Comprising a double bedroom, shower room, lounge, kitchen and utility cupboard with space and plumbing for washing machine and tumble dryer.

On the first floor is a second double bedroom with fitted wardrobes and an en-suite shower room.

### GUESTS' SITTING ROOM

A delightful room with solid wood flooring, doors to garden, windows to front elevation, multi-fuel burner in feature fireplace.

### BAR/LOUNGE

Wood flooring, bay windows and door to garden, areas of exposed stone walling, period radiators, multi-fuel burner, fitted book shelving. Bar /Serving, Comprising 2 bottle fridges, coffee machine, glass washer, ice machine, hand wash basin and shelving.

### CONSERVATORY/BREAKFAST ROOM

Tables and chairs for approximately 20 covers, door to garden and further door to area of decking.

### KITCHEN

Fitted with a selection of base and wall units, tiled flooring, Range Master oven, 2 extractor canopies, dishwasher, fridge, microwave, hand wash basin.

### UTILITY ROOM

Stainless steel sink and drainer, fitted shelving, fridges and freezers and door to conservatory.

## FIRST FLOOR

### BEDROOM 1

Double with en-suite shower room.

### BEDROOM 2

Double with en-suite shower room.

### BEDROOM 3

Double with en-suite shower room.

### LANDING

Linen cupboard.

### LAUNDRY ROOM

Hand wash basin, washing machine and tumble dryer.

### BEDROOM 4

Double with en-suite shower room.

### BEDROOM 5

Double with en-suite bathroom.

### BEDROOM 6

Double with en-suite shower room and bath.

### BEDROOM 7

Triple Room with en-suite shower room.

### BEDROOM 8

Double room with en-suite shower room.

### HOLIDAY COTTAGE

A wonderful addition to the property with under floor heating, a private terrace, open plan lounge, kitchen and diner. Wet room and double bedroom.

### OUTSIDE

To the front of the building is an area of car parking and a double garage with the side garden laid predominantly to lawn. To the rear of the property is an enclosed vegetable garden and a bank of solar panels which were installed by

our clients that have reduced the running costs of the premises considerably.

### AGENTS NOTE

We are advised that as a result of Mundic Testing in 2015 the owners accommodation has been classified as having Grade B Mundic. For further details please speak to the selling agent.

### GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D93.

### INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

### PREMISES LICENCE

We understand the business currently holds a premises licence in respect the sale of liquor for consumption on and off the premises.

### BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

### STOCK

To be taken at valuation.

### VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

### FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

### CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk)



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

**VIEWING:** Strictly by prior appointment through Miller Commercial.





