



**THE CHAPEL GUEST HOUSE, ST AUSTELL, CORNWALL,
PL26 8XG**

£549,950

Miller Commercial 
The business property specialists



STUNNING CHAPEL CONVERSION
 5 EN-SUITE GUEST ROOMS
 STRIKING STAINED GLASS ARCHED WINDOWS
 RATED "EXCELLENT" ON TRIP ADVISOR
 TURNOVER CIRCA £67,000 (MARCH TO OCTOBER)
 POTENTIAL FOR GROWTH
 ONE BEDROOMED OWNERS ACCOMMODATION
 AMPLE PARKING
 CLOSE TO THE EDEN PROJECT & THE LOST GARDENS OF HELIGAN
 EPC: C62

LOCATION

The hamlet of Carthew is located in a pretty wooded valley approximately 3 miles north of St Austell. The Guest House is ideally located for visitors being just 4 miles from the main A30 and within 5 miles of the world renown Eden Project and the historic Port of Charlestown. The Lost Gardens of Heligan and popular sandy beaches of The Roseland Peninsula are 10 miles to the south.

THE PROPERTY

Dating back to 1862, the Chapel was sympathetically converted in recent years and retains many of the original features which include 3 large arched windows to the front.

The property offers 5 beautifully presented en-suite guest rooms, striking galleried landing, large breakfast room, well equipped kitchen and 1 bedroomed owners' accommodation. A spacious car park has been recently created to the side of the Chapel by our clients, behind which is a private garden and an area of sloping woodland which extends back approximately 100 meters.

Our clients acquired the business in November 2016 and have significantly improved the property during their tenure. They currently trade between March and October each year trading on a bed and breakfast basis only. The Chapel is currently rated number 3 out of 95 bed and breakfasts in St Austell on Trip Advisor with an 'Excellent' 5* review from guests.

The business also holds a bookings.com 'Gold Award' which, again, is based on customer reviews.

Trading accounts for the year ending 4th April 2018 show sales of £60,870. Further accounting information will be made available to prospective buyers subsequent to a viewing in the usual manner.

Whilst our clients has significantly improved the turnover and profitability of the business during their tenure, it is considered that there is significant scope to further develop the business either by extending the trading season, offering evening meals, (which are regularly requested by guests), or by developing the large area of land to the rear of the property. (Several properties along the road have terraced the wooded area to the rear and erected lodges: these could either be used as owners' accommodation, freeing up an additional room in the Guest House, or as self contained holiday accommodation.

To further increase revenue, it would also be possible to investigate obtaining a Premises License which, in addition to the introduction of a guest bar, could also be used for mini bars in the room, which have proved to be very lucrative in many guest houses.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

GROUND FLOOR ENTRANCE HALL

An impressive double height hallway with office area and doors to:-

PRIVATE LOUNGE

5.678m x 4.980m. Double glazed doors to private garden.

BREAKFAST ROOM

4.985m x 3.586m. A light and airy dual aspect room with French doors to both front and side elevations. Tables and chairs providing 12 covers.

KITCHEN

4.988m x 3.584m. Fitted with a range of built-in base and wall units with stainless steel sink/drainage and newly purchased Burco commercial stainless steel electric 5 burner range with double eye-level grill. Fridge Master double fridge/freezer, French doors to front elevation, window to side elevation, tiled floor, door to:-

UTILITY

3.017m (into door recess) x 1.764m. Work top with inset round stainless steel sink, wall mounted cupboards, upright Indesit fridge/freezer, Siemens dishwasher, Beko washing machine, Hoover tumble dryer, door to side.

WC CLOAKROOM

Vanity wash hand basin with mirror over, close coupled wc, tiled floor.

OWNERS BEDROOM

3.909m x 3.578m. Window to rear elevation.

EN-SUITE

Corner shower cubicle, vanity wash hand basin with mirror over, close coupled wc, heated towel rail.

FIRST FLOOR

Large galleried landing with seating areas, arched window to side and dramatic arched stained glass feature window in stairwell. Doors to:-

BEDROOM 1

4.982m x 3.764m measurements include the en-suite. King sized bedroom with dramatic high ceilings and a large feature stained glass arched window to the front elevation, arched window to side, ceiling rose with chandelier.

EN-SUITE

With large shower cubicle, pedestal wash hand basin with mirror over, wc, tiled floor.

BEDROOM 2

5.326m x 3.771m. A flexible room offering either twin or super king accommodation, full height feature stained glass arched window to front, arched window to side, ceiling rose with chandelier.

EN-SUITE

With corner shower cubicle, pedestal wash hand basin with mirror over, wc, heated towel rail.

BATH/LAUNDRY ROOM

Bath and wc, pedestal wash hand basin, 2 triple linen cupboards, cleaning cupboard, obscure arched window to side elevation, laminate floor.

BEDROOM 3

3.754m x 3.304m. A double room with arched window to side elevation, ceiling rose.

EN-SUITE

En-suite with corner shower cubicle, pedestal wash hand basin with mirror over, wc, heated towel rail.

BEDROOM 5

5.015m x 4.803m to include the en-suite. A family room with double and single beds and a trundle bed for a second child. Arched window to side elevation, seating area.

EN-SUITE

En-suite with corner shower cubicle, pedestal wash hand basin with mirror over, wc, heated towel rail.

BEDROOM 4

4.400m x 3.284m. King size dual aspect room with feature arched vaulted ceiling and 2 brick arched windows to the side elevations. Part exposed brick walls, 2 wall lights, seating area.

EN-SUITE

En-suite with corner shower cubicle, pedestal wash hand basin with mirror over, wc, heated towel rail.

OUTSIDE

To the front of the Chapel is a small garden area and to the side a newly installed parking area with space for up to 6 vehicles. To the rear of the car park is a private garden which extends approximately 25 meters into the wooded hillside to the rear.

CELLAR

4.654m x 3.538. Accessed from the rear of the Chapel and used for storage, this area could be converted into either additional accommodation, (subject to the usual Planning Permissions).

BRICK BUILT GARDEN STORE**GENERAL INFORMATION**

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C62.

**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.

BUSINESS RATES

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

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

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:-

Beverly Northey on 01872 247031 or via email bn@miller-commercial.co.uk



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VIEWING: Strictly by prior appointment through Miller Commercial.

