



**PENDRIN GUEST HOUSE, ATLANTIC ROAD, TINTAGEL, PL34 0DE**

**GUIDE PRICE £550,000**

**Miller Commercial**   
The business property specialists





WELL PRESENTED COASTAL GUESTHOUSE  
 POPULAR NORTH CORNISH VILLAGE  
 PLEASANT OWNERS ACCOMMODATION  
 8 LETTING ROOMS (CURRENTLY ONLY 7 ARE BEING  
 UTILISED)  
 EPC: C70

## LOCATION

The Pendrin Guesthouse is situated in the North Cornish village of Tintagel which needs little introduction as one of the most popular tourist destinations within the South West attracting hundreds of thousands of visitors year round and has long been associated with the legend of King Arthur. The village is on the South West coastal footpath and our clients have contracts with a number of walking holiday companies.

## DESCRIPTION

The Pendrin Guesthouse is situated just a few minutes walk from the centre of the village in an elevated position enjoying far reaching coastal views. The property currently affords up to 8 letting rooms although only 7 are being let with the remaining bedroom being used as a linen store, a feature of note is the owners accommodation which comprises an en suite double bedroom with dressing room and a private lounge plus 2nd en suite bedroom on the Ground floor. Our clients have extended the property which now benefits from a large kitchen/Dining room and utility room. The Pendrin also has parking which is a Boon within the village especially in high season.

The letting rooms are well equipped with tea and coffee making facilities, TV's and Bedroom furniture.

All of the rooms to the front elevation enjoy far reaching coastal views with those to the rear benefitting from Panoramic rural views.

Our clients, through choice, trade the Pendrin below the VAT threshold on a seasonal basis only (1st March-31st October)

Accounts will be made available subject to a viewing appointment in the usual manner.

For further information about the property and area please visit our clients website [www.pendrintintagel.co.uk](http://www.pendrintintagel.co.uk)

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

### OWNERS LOUNGE/BEDROOM 2

A delightful room with a wood burning stove, window to front elevation enjoying coastal views, recently fitted bi-fold doors lead to 2nd Bedroom/Office with an en-suite shower room and a window to rear elevation. This room could, if required become another letting room/Family suite.

### DINING ROOM/GUESTS LOUNGE

Tables and chairs for 13 covers, feature fireplace, window to front elevation, multi-fuel burner, area set aside as a guest lounge.

### KITCHEN/OWNERS DINING ROOM

A beautifully appointed room with a range of Contemporary base and wall cupboards a selection of fitted and free standing appliances and a central island. Should one decide to create an additional letting suite from the owners lounge as previously alluded to then this room is large enough to act as

the owners open plan Living area and benefits from patio doors leading directly onto the car park.

## UTILITY ROOM

A selection of base and wall cupboards, boiler, door to car park.

## FIRST FLOOR

### OWNERS' BEDROOM

A spacious Double bedroom with an en-suite shower room and walk-in dressing room.

### ROOM 1

Double Bedroom with an en-suite.

### ROOM 2

Double bedroom with private bathroom across the landing .

### ROOM 3

Single bedroom with private shower room across the landing.

### ROOM 4

Double/twin bedroom with an en-suite.

## SECOND FLOOR

### ROOM 5

Single bedroom currently utilised as a linen store.

### ROOM 6

Double bedroom with en-suite.

### ROOM 7

Large double bedroom with en-suite.

### ROOM 8

Twin bedroom with en-suite.

## OUTSIDE

As previously eluded to the Pendrin Guesthouse has a car park to the rear elevation for both the owners and guests alike with a private seating area beside.

## 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 C70.

## 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:-

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



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



