



TREHELLAS HOUSE HOTEL, WASHAWAY, PL30 3AD

£1,200,000

Miller Commercial 
The business property specialists



GRADE II LISTED HISTORIC COUNTRY HOUSE HOTEL/RESTAURANT

12 LETTING ROOMS & 60 COVERS OVERALL
 IDEAL LOCATION, BETWEEN NORTH & SOUTH COASTS
 LARGE 2 BEDROOM OWNERS ACCOMMODATION
 EXTENSIVE GARDENS, GROUNDS & SWIMMING POOL
 STRONG & CONSISTENT TRADE & PROFITS
 EPC (EXEMPT)

LOCATION

Trehellas House Hotel and Restaurant is situated equidistant between Bodmin and Wadebridge, is close to the Moor, the neighbouring Pencarrow Estate, the Ruthern Valley and of course the North Cornish coast at Padstow and Rock.

Trehellas is situated in the hamlet of Washaway and was originally known as the Washaway Inn which was built near the junction of 3 ancient tracks, marked by a Celtic Cross, which now stands on the green in front of the house.

THE PROPERTY

It is understood Trehellas House was built as an Inn by the Molesworth family, from the neighbouring estate in the early 18th Century and over its years has been an Inn, a Court of Petty Sessions and after it lost its Liquor Licence in 1890 became a farmhouse. The property as it is known today came into being in the 1970s, has been in our clients tenure since 2006 who are now selling due to semi-retirement plans away from this sector, having enjoyed a long career in hospitality.

The modest exterior of Trehellas belies the size and scale of the property, with several large attachments to the rear and a secondary building (the Cow Shed and Coach House), which houses 7 of the 12 letting rooms, with beautiful indigenous stone elevations under a natural slate roof, the property exudes much character and charm both externally and indeed internally in the public areas and the well-presented letting guest bedrooms.

Trehellas House sits within generous gardens and grounds of circa 1.5 acres (to be verified by interested parties), with approximately half of that land being given over to a lawned area and paddock to the side of the property, which we understand had Planning Permission (now lapsed) for 3 further guest letting units or for the construction of a 4 bedroom owners/managers property.

Another major boon of Trehellas is the very sizable and indeed well presented 2 bedroom owners accommodation (to the far left of the principal building as one looks at it), which has its own entrance and private rear garden.

THE BUSINESS

As mentioned previously Trehellas has traded since the 1970s, has been in our clients tenure since 2006, during which time they have undertaken significant improvement and updating of the property and today have a strong consistent business that shows steady increase in turnover and indeed profitability, with approximately a 60/40% split in favour of food and beverage and accommodation. We understand Trehellas was awarded Taste of the West Gold Award and also has an AA Rosette food Award, both for 2017.

The turnover for the latest year (October 2016) showed net sales of circa £425,000, with a gross profit level of 79% and an adjusted net profit of £113,000 (after deducting all normal overheads and a wage level of approximately 30% of turnover).

Further information regarding the clients offering can be found via their website www.trehellashouse.co.uk

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

Entrance Lobby with doors off to ladies and gents cloakrooms and into the:-

RECEPTION

3.73m x 3.62m, window to front elevation, slate floor. Step up to Spirit Store. From reception through to:-

LOUNGE 1

3.85m x 5.15m, with door and window to front elevation, slate floor. Through to:-

LOUNGE 2

4.29m x 3.71m, window to front elevation, feature Cornish Range, slate floor. Interconnecting door into kitchen. From reception through:-

PRINCIPAL DINING ROOM

12.09m x 4.93m, a beautiful room with 2 windows to the side elevation, slate floor, multi fuel burner. Through to:-

CONSERVATORY/ LOBBY

We are advised the conservatory was constructed approximately 6 years ago and has 4 windows to the side elevations, measures 6.91m x 5.34m and can seat circa 30 diners.

COMMERCIAL KITCHEN

6.97m x 3.62m, a very well equipped commercial kitchen, the principal cooking equipment including a 6 ring gas cooker with a 5 vent extraction system over, slate floor, wash up area etc. Through to:-

FRIDGE ROOM

3.67m x 2.41m, with commercial non-slip flooring, 3 upright fridges, 1 upright freezer. Boiler room off.

SCHEDULE OF LETTING ACCOMMODATION**FIRST FLOOR****WADEBRIDGE**

Double, window to front elevation, en-suite shower.

ST MABYN

Single, window to front elevation, en-suite shower.

PENCARROW

Double/twin (or occasional family), window to front and side elevations, en-suite shower.

PADSTOW

Double, 2 windows to side and rear elevations, en-suite shower, interconnecting door to:-

THE COURT ROOM

12.06m x 4.29m, a most superior room with windows to the side elevations and space for sitting etc, separate bathroom with bath, separate shower, bidet, low level wc etc, window to rear elevation.

SCHEDULE OF LETTING ACCOMMODATION CONTINUED

Situated across the car park in two former buildings, known as the Cow Shed and the Coach House.

THE COW SHED

Entrance lobby into:-

FOWEY

Double, window to front elevation, en-suite shower.

ROCK

Double, window to side elevation, en-suite shower.

LANHYDROCK

Twin/Double, window to front elevation, bath with shower over.

PORT ISSAC

Double, window to front elevation, bath with shower.

COACH HOUSE**POLZEATH**

Single, window to rear, en-suite shower.

CHARLESTOWN

Double, window to rear elevation, bath with shower.

LOSTWITHIEL

Twin/double, window to front elevation, bath with shower.

Outside these two buildings there is parking, a courtyard and lawned area for the guests to enjoy.

OWNERS ACCOMMODATION

Accessed either off lounge 2 (connecting to the owners lounge) or with separate entrance from the front of the property is the well-appointed and very sizable 2 bedroom owners accommodation.

LOUNGE

6.37m x 4.74m, with window to front elevation, feature large multi-fuel burner. Through to:-

KITCHEN

4.66m x 2.66m, window and door to front elevations, well equipped kitchen with range of base and wall units and wooden worktops.
 Stairs ascending to the first floor, at mezzanine level:-

BATHROOM

Bath with shower, low level wc, window to rear elevation.

FIRST FLOOR**DOUBLE BEDROOM**

Window to front and rear elevations.

DOUBLE BEDROOM

With en-suite shower, window to rear elevation.

OUTSIDE

Large car park for circa 30 vehicles. Lawn and paddock area equating to approximately ¼ acre (to be independently verified by interested parties), a very attractive level lawn area for guests to enjoy with a utility area (i.e. The paddock).

GARAGE and PUMP ROOM

We are advised the garage has power and light connected.

SWIMMING POOL

Accessed to the rear of the property is the heated (via solar panels) swimming pool.

GARDEN AREAS

Behind the hotel, a lawned area with tables and chairs for guests to enjoy the countryside views.

PARCEL OF LAND

To the front of property is a triangular parcel of land which our clients use for the housing of chickens etc and for the vegetable garden.

PRIVATE GARDEN

To the rear of the owners accommodation is a private fenced garden area.

NB

Overall area we are advised is circa 1.5 acres which has not been measured and interested parties should verify for themselves.

ADDITIONAL PLANNING

As previously mentioned we are advised that Trehellas has lapsed Planning Permission in respect of either 4 bedroom owners/managers house on the paddock land or for the erection of 3 self-contained holiday units.

ADDITIONAL PHOTOGRAPHS / PLANS

NB - We are in receipt of additional photographs and a Site / Main building plan, available upon request.

TENURE

Freehold

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

Exempt.

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 relevant Premises Licence for the sale of intoxicating liquor on or off the premises.

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.

SUPERFAST

For more information on whether the premises are capable of benefitting from the new high speed fibre-based broadband connection visit <http://www.superfastcornwall.org/>.

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 either:-

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk or

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk or

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



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