



Cooperage Bed And Breakfast, 37 Cooperage Road Trewoon, St Austell PL25 5SJ

- ATTRACTIVE AND EXTENDED SEMI-DETACHED PROPERTY
- 4 LETTING BEDROOMS
- PRESENTED TO AN EXCELLENT STANDARD
- SPACIOUS ONE BEDROOM OWNER'S ACCOMMODATION
- INTERNAL VIEWING HIGHLY RECOMMENDED
- EPC RATING (D93)



Guide price £360,000 Freehold

An appealing 4 bedroom guest house, situated on the outskirts of St Austell affording easy access to The Eden Project and both the North & South Coasts. The property is well presented throughout with 4 well appointed guest bedrooms and spacious owners accommodation on the Ground Floor.

LOCATION

Cooperage Bed & Breakfast occupies a prominent roadside position in the bustling village of Trewoon on the western fringes of St Austell. The world famous Eden Project is less than 6 miles away. The Lost Gardens of Heligan are a 15-minute drive away and St Austell Golf Club is a 4-minute journey in the car. In addition there are numerous beaches situated just a short journey from the property, and this coupled with easy access to the A30 and a mainline station on the Penzance to Paddington Rail Line

PROPERTY/BUSINESS

The Cooperage Bed & Breakfast is an attractive and extended turn of the century property that has been trading as an accommodation provider for many years and during our clients tenure has been awarded numerous accolades including Visit England Breakfast Award, the business is also consistently ranked amongst the highest performers on platforms such as Booking.com and TripAdvisor. Our clients trade the business as a Husband and Wife team throughout the year without the

The property comprises 4 spacious and well appointed letting rooms, each with large en-suites or private bathroom facilities. The owners accommodation is

self contained on the Ground Floor with a Large Lounge/Diner and an En-suite Double Bedroom. Further details regarding our clients' business can be found via their website www.cooperagebandb.co.uk

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

Entrance vestibule giving access to:-

Reception Hall: an attractive entrance with an oak floor and space for promotional literature. Door through to Dining Room/Servery: 3.53m x 3.04m. An attractive room with archway through to Conservatory: 4.06m x 3.99m. Tiled floor, windows to 3 sides.

From hallway - stain-glass door through to:-

Owners Accommodation

Inner rear hallway with under-stairs cupboard.

Lounge/Dining Room: 7.08m x 3.43m.

An impressive dual-aspect room, windows to front and rear elevations, feature fireplace (gas). Ample space for seating and defined dining area.

From rear hallway area access to utility area. Plumbing for washing machine and space for tumble dryer. Base cupboards.

Bedroom

Double, window to rear elevation, separate En-suite shower room (double-size), window to side elevation, low level WC and pedestal wash-hand basin.

Kitchen: 4.32m x 3.17m. Door to rear elevation, tiled floor. A well-equipped recently refitted kitchen with a range of base and wall units, Stoves 7-ring gas burner, with double oven, grill and extraction system over.

First Floor

Schedule of letting accommodation.

Wide landing giving access to: -

Letting Bedrooms

Bedroom One: Twin/King, window to front elevation with far reaching country views. En-suite shower.

Bedroom Two: Standard Double, window to front elevation with afore-mentioned views. En-suite shower.

Bedroom Three: King, window to rear elevation. (Private bathroom, see below).

Bedroom Four: Superior King, window to side elevation, en-suite shower.

Bathroom: For the exclusive of room 3. An attractive and well-appointed bathroom, comprising bath (with shower

N.B.

All rooms with requisite bedroom furniture, linen, flat screen TV's, hairdryer, tea and coffee making facilities, iron & ironing board and luggage stands.

Outside:

Driveway, front well stocked ornamental garden, gravelled parking and:

Owners Shed: Single block construction, with shelving and power and light connected.

TENURE - FREEHOLD

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

SERVICES

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

VALUE ADDED TAX

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

INVENTORY

Detailed Inventory of all fixtures and fittings and equipment to be included within the sale will be provided by Miller Commercial prior to exchange of contracts.

STOCK

To be taken at valuation

ENERGY PERFORMANCE CERTIFICATE

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

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@millers-commercial.co.uk





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