









# THE LLAWNROC HOTEL, CHUTE LANE, GORRAN HAVEN, CORNWALL PL26 6NU

- A quality, contemporary hotel enjoying a beautiful coastal location with sea views over the village of Gorrán Haven, between the fishing village of Mevagissey and the Roseland Peninsula
- An exceptional hotel and function venue in a beautiful coastal village on Cornwall's south coast
- Immaculate, spacious public rooms including a welcoming reception, a sumptuous function suite including bar lounge and the "Orangery" dining suite, further bar lounge/ dining room, guest lounge and a snug/tv lounge
- 18 extremely well-appointed en-suite guest bedrooms, many taking in the elevated sea views
- Equipped commercial kitchen, service areas and store rooms
- A splendid two-tier sun terrace, ideal for al fresco dining and a large car park
- Potential change of use to aparthotel, care home or residential, subject to planning consent

**FREEHOLD - GUIDE PRICE EXCESS £1,500,000**









## LOCATION

The quality Llawanroc Hotel enjoys an enviable trading location in the coastal village of Gorran Haven, between the fishing village of Mevagissey and the Roseland Peninsula. The village lies in a cove between two popular sandy beaches namely, Vault Beach to the south, and Great Perhaver Beach to the north. The picturesque fishing village of Gorran Haven lies approximately 10 miles south of St Austell and 16 miles east of the cathedral city of Truro, Cornwall's shopping, leisure and administrative centre.

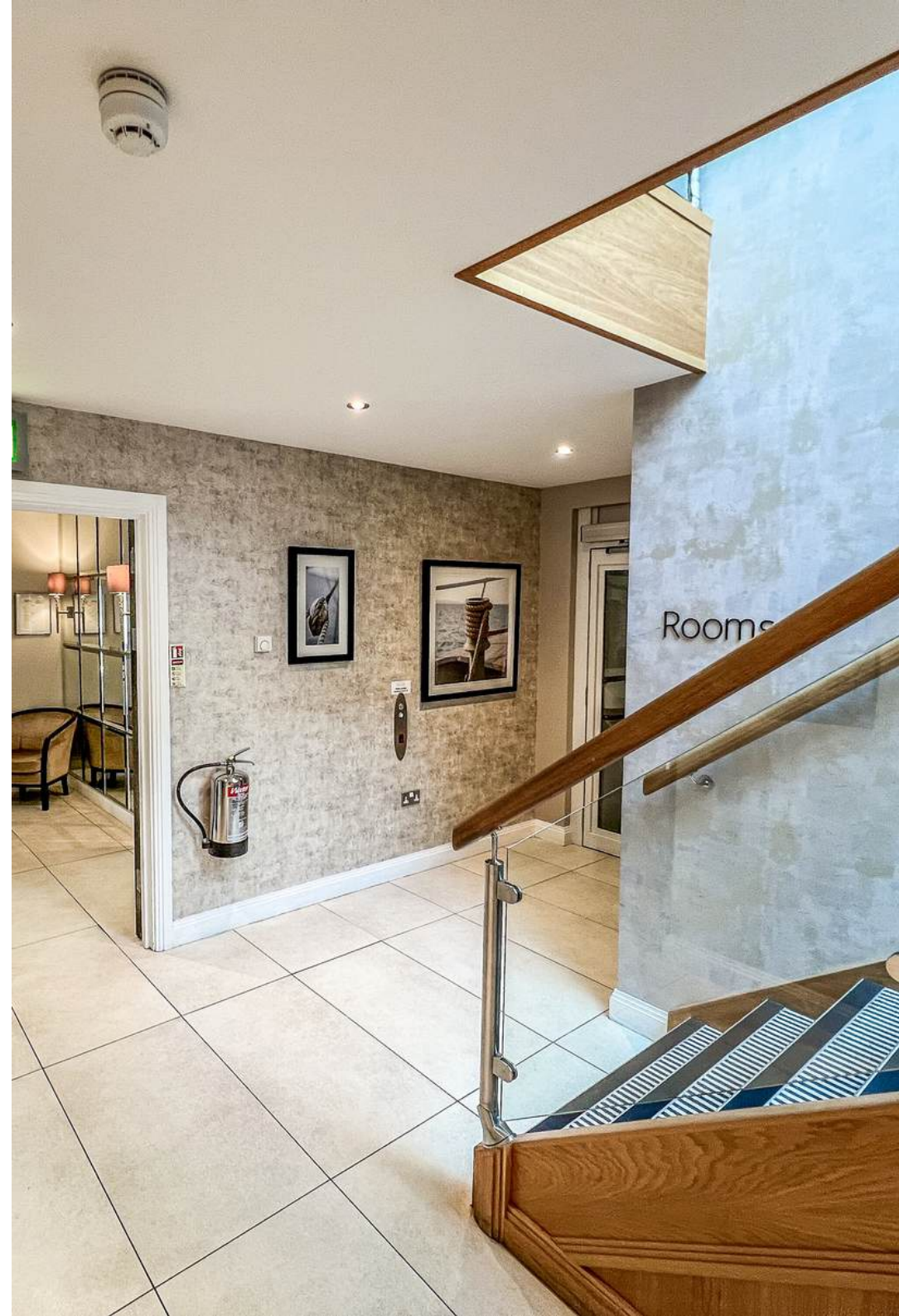
## DESCRIPTION

The Llawanroc Hotel is of quality, contemporary design, which has been subject to a carefully planned refurbishment campaign where the hotel and function venue now briefly comprises a spacious, welcoming reception hall; "Gwineas" function suite with a sumptuous 50-cover bar lounge leading to the Orangery, a 50-cover dining room/function suite; a 20-cover guest lounge; Coast bar and restaurant, offering a further 36-covers; tv room/snug; ample ladies and gents cloakrooms; 18 quality en-suite guest bedrooms, eight of which take in the sea views, four have balconies and two can be offered as family suites.

Outside, to the front is a tremendous two-tier sun terrace with ample space for alfresco dining and lounging, which could accommodate approximately 75-covers; to the side is a small lawned area and to the rear, importantly, is a generous car park for approximate 24 vehicles.

On the first floor is a sizeable store room that could easily convert to an owners'/manager's suite, subject to consent.

This detached property has undergone extensive renovation and complete refurbishment to create a state of the art contemporary hotel, bar, bistro and function space in an idyllic location. The Llawanroc Hotel is an outstanding building that boasts south facing, sea views from all four function rooms. The premises may also be of interest to purchasers seeking residential, adaptable serviced accommodation, aparthotel or care home conversion, subject to planning consent.











## FIXTURES & FITTINGS

Fixtures, Fittings & Equipment are available by separate negotiation.

## SERVICES

Services connected to the premises include mains water, drainage and electricity with LPG heating and air-conditioning. *(We would point out that no testing of any of the services has been carried out by the agent.)*

## BUSINESS RATES

The property has a Rateable Value of £37,000 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## EPC

The premises has an EPC Rating of C under Certificate Reference Number 9295-3087-0138-0900-3401.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

**FAO :** Russell Weetch MRICS  
**TEL :** 07825 735465  
**EMAIL:** [russellesbcproperty.com](mailto:russellesbcproperty.com)



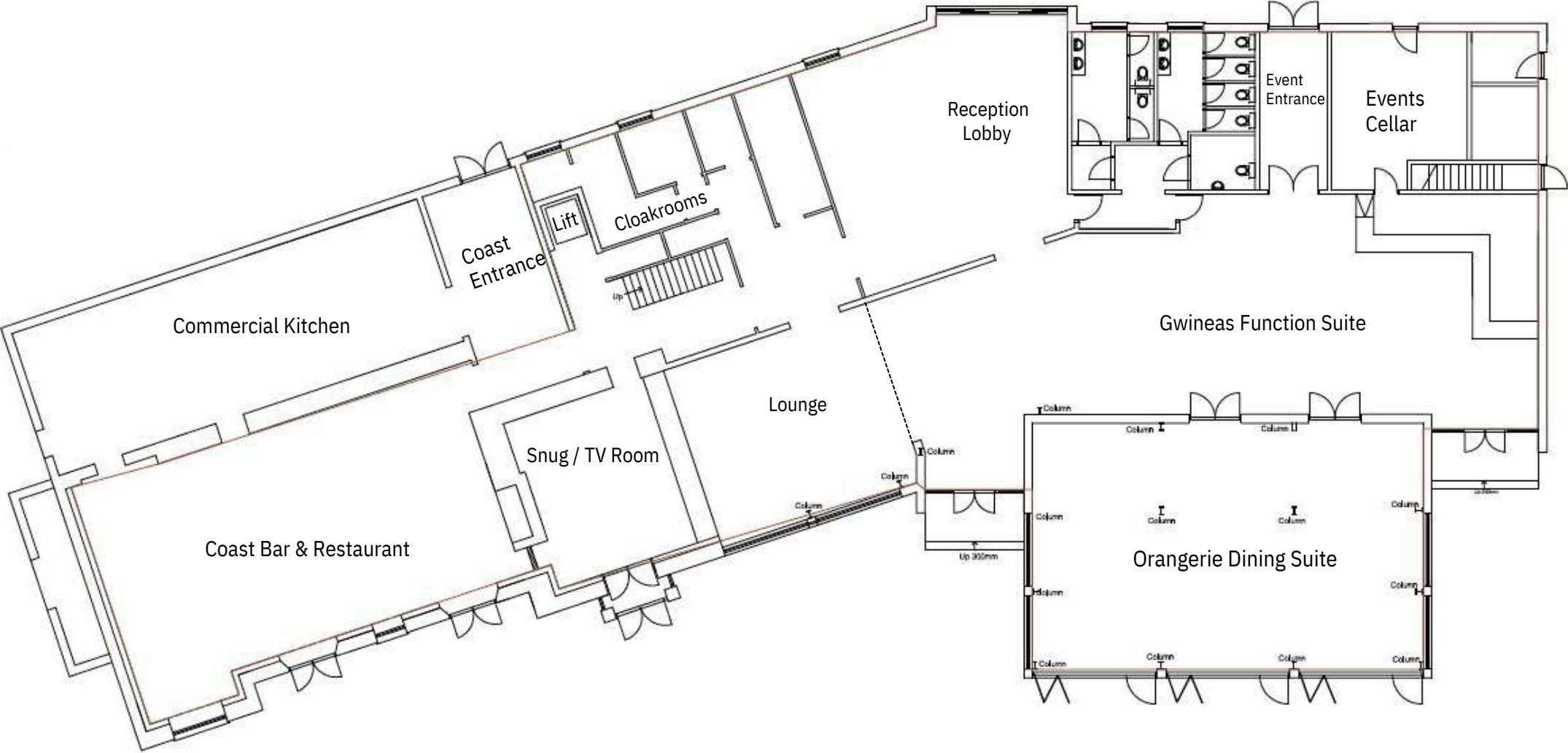






# Ground Floor

Approximate Area 733m<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**First Floor**  
**Approximate Area 693m<sup>2</sup>**



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

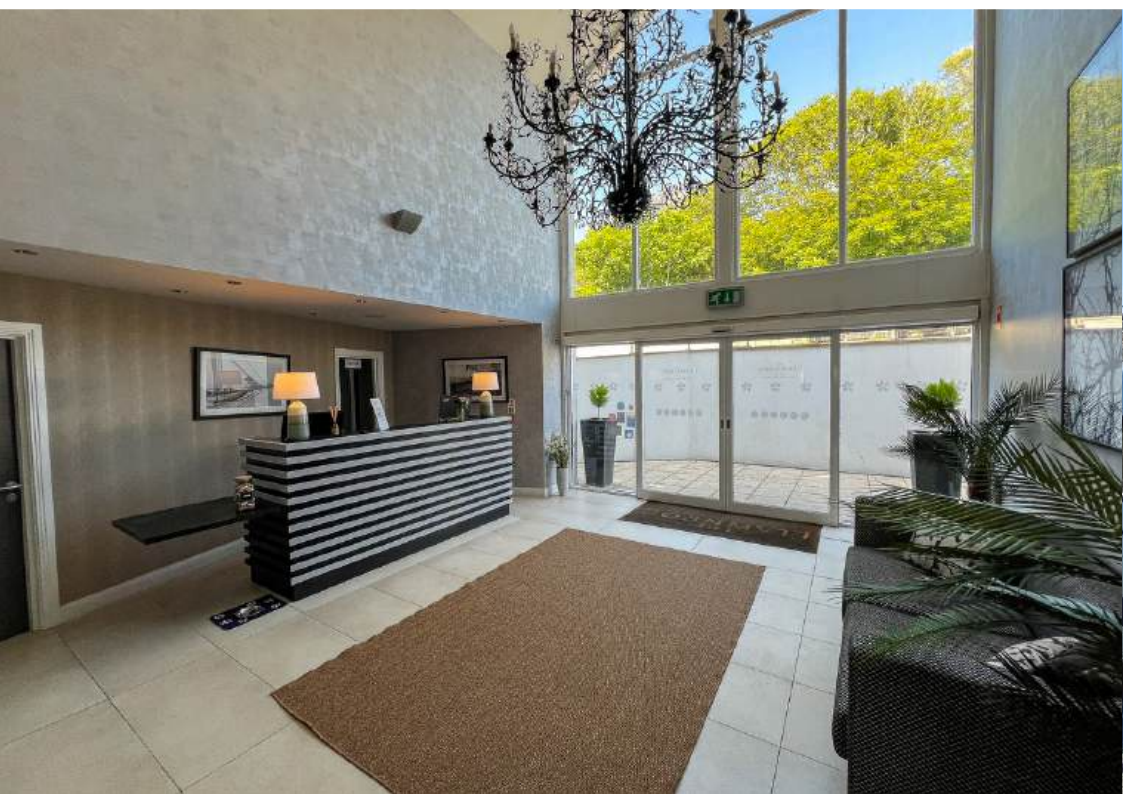




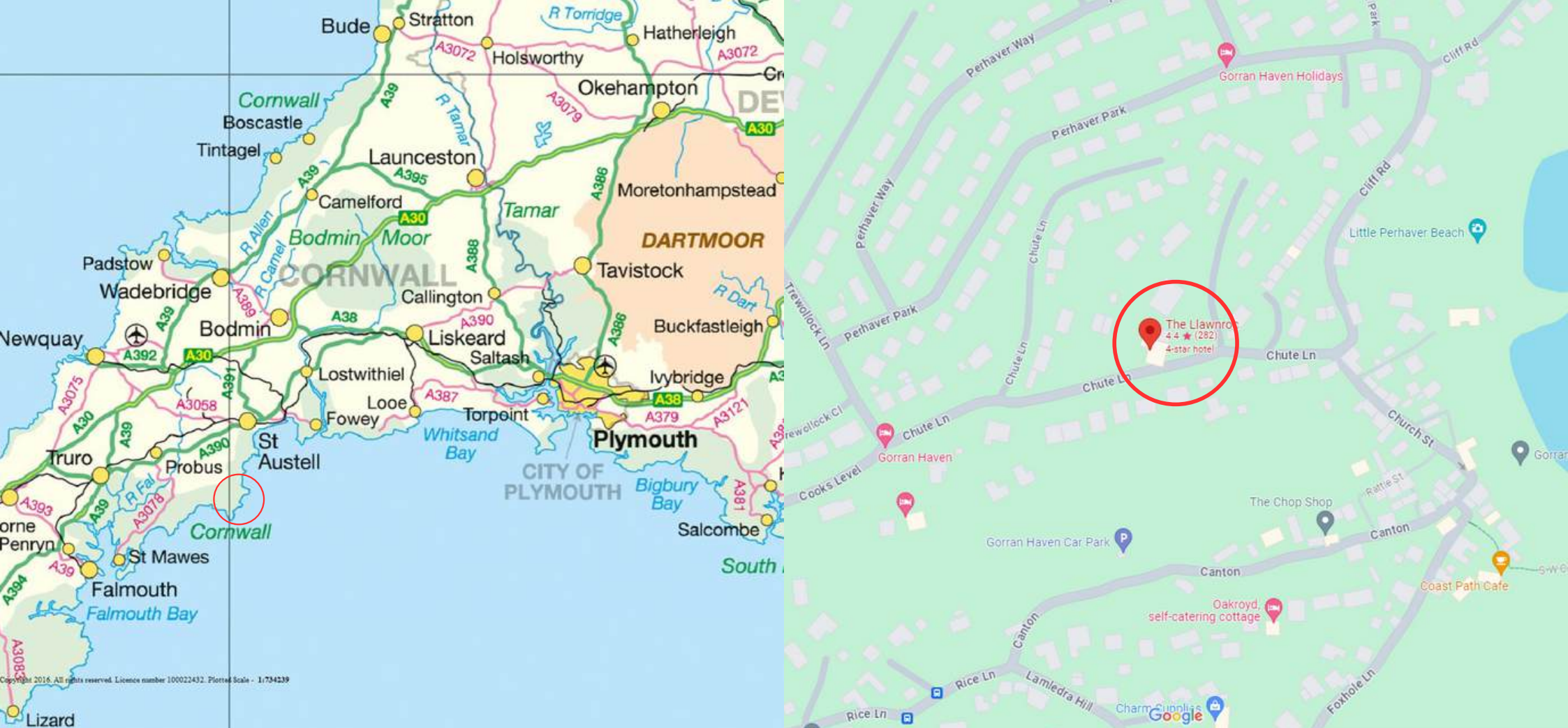




Nearby Gorran Haven Beach







## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

Tel: 01872 **277397**  
DD: 07825 **735465**

E: [Russell@sbcproperty.com](mailto:Russell@sbcproperty.com)

*SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.*

*The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*

