



SOLE AGENTS

Penryn  
House  
Hotel  
01503 272157

All rooms en suite  
Lounge and Bar  
with free wi-fi  
Pets welcome  
Onsite parking  
[www.pennrynhouse.co.uk](http://www.pennrynhouse.co.uk)  
AA  
Lounge and Bar  
with free wi-fi  
Pets welcome  
VACANCIES



# Penryn House B&B

The Coombes, Polperro, Cornwall PL13 2RQ

- A quite superb, AA 4\* Rated (Silver Award) guest house located in the picturesque harbour village of Polperro
- Carefully refurbished and remodelled guest accommodation offering up to 13 en-suite guest bedrooms, guest lounge with woodburner, refitted bar lounge, dining room, equipped commercial kitchen and service areas
- Versatile owners' accommodation with private lounge, kitchen breakfast room 1/2 bedrooms and a further garden room/studio
- Extant planning consent for a 3-bedroom dwelling adjacent to the guest house where the guest accommodation could increase to 16 bedrooms
- Large gravelled car park, courtyard and terraced gardens
- Lucrative sales over £180,000 per annum with good levels of profitability
- Genuine lifestyle opportunity to live and work in one of Cornwall's most favoured harbour villages

FREEHOLD

Guide Price £899,950

SOLE AGENT



## **LOCATION**

This impressive, broad-fronted guest house enjoys an enviable trading location on The Coombes, Polperro between the scenic harbour and the main car park. This picturesque harbour and fishing village is one of Cornwall's most favoured tourism destinations, located four miles west of the neighbouring town of Looe and 25 miles west of the City of Plymouth. Polperro provides access to the South West Coast Path offering walkers scenic views to Talland Bay to the east and to the west three large beaches on the way to Fowey.

## **DESCRIPTION**

This outstanding guest house has been carefully remodelled and refurbished by the current proprietors to offer 12 or 13 en-suite guest bedrooms, an extremely well-appointed guest lounge with woodburner, refurbished bar lounge, breakfast/dining room, equipped commercial kitchen with walk-in chiller and versatile owners' accommodation including a private lounge, study/store room, kitchen breakfast room, 1/2 bedrooms and a further timber-built garden room/studio providing a further owners' accommodation. Under planning application number PA10/08868 the guest house has extant planning consent for a further 3-bedroom dwelling with accommodation over three storeys adjacent to Penryn House. With this potential separate owners' accommodation the guest house could then be remodelled further to provide up to 16 en-suite guest bedrooms if desired.

Externally, Penryn House benefits from ample parking, stocked terraced gardens, further courtyard garden with access to a useful storage shed.

## **BUSINESS**

The guest house currently trades on an extended seasonal basis (approximately 8 months a year, consistently producing sales in excess of £180,000 purely on a bed and breakfast basis. The successful business could be further enhanced by reintroducing evening dinners, lunches, cream teas etc as the property benefits from a well-fitted commercial kitchen with the benefit of 3-phase electricity.

We are sure discerning purchasers will appreciate that Penryn House offers a unique lifestyle opportunity to live and work in one of Cornwall's most select harbour villages with a fine balance of guest and owners' accommodation.

Interested parties are welcome to view our clients' website ([www.penrynhouse.co.uk](http://www.penrynhouse.co.uk)).

## **SERVICES**

Services connected to the premises include mains water, electricity (3-phase). Oil-fired boiler for the central heating system. (We would point out that no testing of any of the services has been carried out by the agent.

## **FIXTURES, FITTINGS & EFFECTS**

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

## **BUSINESS RATES**

The property has a Rateable Value of £8,400 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## **ENERGY PERFORMANCE CERTIFICATE**

The premises has an EPC Rating of C under Certificate Reference Number 7987-8352-2402-1153-3652.

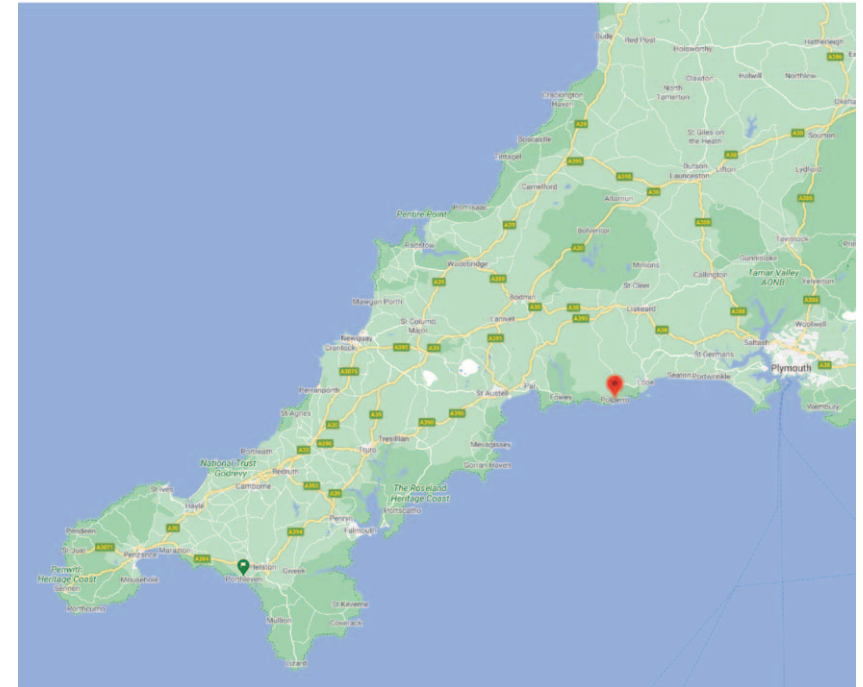
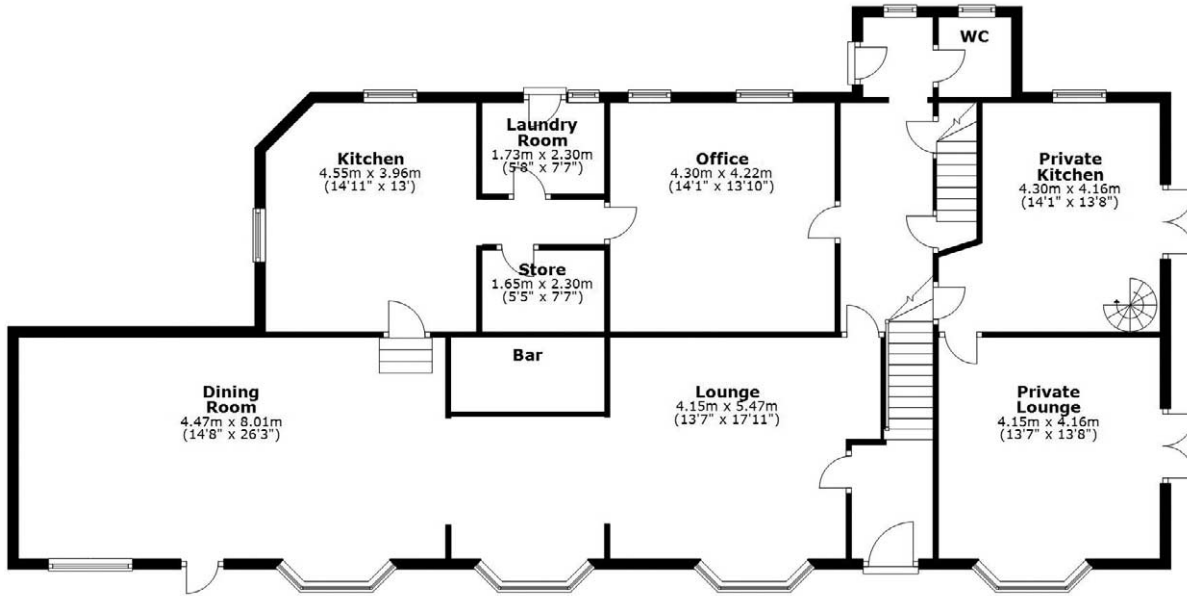
## **VIEWING**

Strictly by prior appointment with the Sole Selling Agents SBC Property.



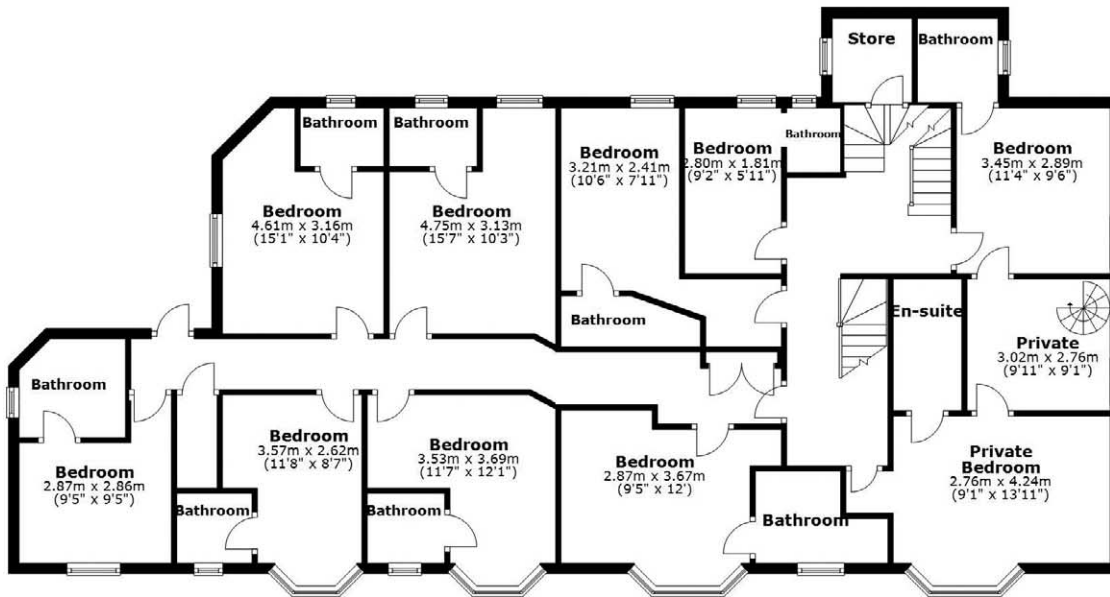
### Ground Floor

Approx. 166.7 sq. metres (1793.9 sq. feet)



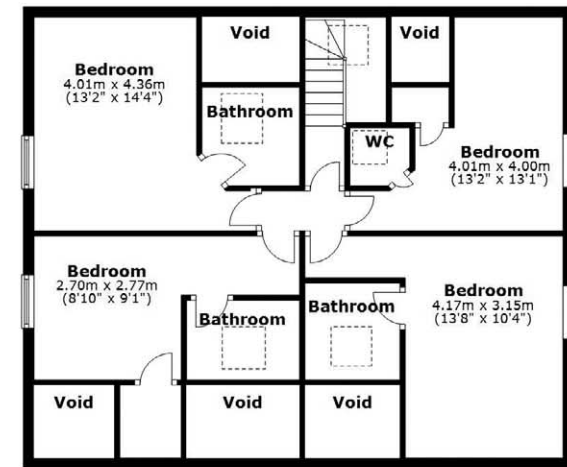
### First Floor

Approx. 164.2 sq. metres (1767.5 sq. feet)



### Second Floor

Approx. 82.3 sq. metres (885.5 sq. feet)



Total area: approx. 413.1 sq. metres (4447.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Plan produced using PlanUp.

**Penryn House, Polperro**





Aerial view of Polperro



[sbcproperty.com](http://sbcproperty.com)

**CHARTERED SURVEYORS**

**COMMERCIAL, LICENSED & LEISURE  
PROPERTY CONSULTANTS**

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 277397  
F: 01872 223342

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

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*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.*