



Hope Cove House Hotel

Hope Cove House Hotel, Hope Cove, Kingsbridge, Devon, TQ7 3HH



Kingsbridge 5.5 miles. Totnes Train Station
19 miles. Exeter 45 miles.

Hope Cove House presents a fabulous opportunity for those searching for a change of lifestyle and to run a business within a stunning location.

- Stunning sea, village and rural views
- Coastal hotel/restaurant
- 3 bedroom Owners accommodation
- Superbly presented
- 9 En-suite guest rooms/2 staff rooms
- Endless opportunity to develop further
- Terraces with sea views
- Parking
- Council Tax - Business rated
- Freehold

Guide Price

£1,500,000



SITUATION

Hope Cove lies within the South Devon Area of Outstanding Natural Beauty. It is a small seaside village that is nestled between Salcombe to the east and Thurlestone to the west, that rests in the sanctuary of Bolt Tail in the arc of the Bay at Bigbury. It really is the place for a perfect coastal retreat where a laid back welcoming atmosphere greets you and the ideal place to enjoy the sandy beaches, fabulous bathing waters, and pretty surroundings. Once a thriving fishing village, Hope Cove is now, in the main, devoted to a relaxed style of tourism, so whether you are dreaming of relaxing on the beach, being out on the water or hiking the South West Coast Path the area really has it all. Close-by is the market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes and Dartmouth are both within easy reach.

DESCRIPTION

Have you ever dreamt of a change of lifestyle? Running a business by the sea in a most delightful setting with views out to sea and across the village - well this is for you. Hope Cove House presents a superb opportunity, currently runs as a small, beach side hotel, situated in Inner Hope that enjoys far reaching views over the village, Inner Hope beach and out to sea towards Bolt Tail from its elevated position.

The accommodation is stylish yet with a simple elegance and provides a warm welcome, an ideal place to sit and relax after a day on the beach or a cliff-top walk. The hotel has already built a strong reputation and is now ready for its next custodians.

HOTEL ACCOMMODATION

Enter into the inviting hall, with access to the toilets, stairs to the first floor and private office. The main living area is open plan, with painted floorboards, comfortable sofas and a large log burner at one end, centrally there is a bar area, whilst the other is the restaurant space which is simple and fresh. Large picture window overlook the stunning views. Commercial kitchen space.

There are ten guest bedrooms set over two floors, all enjoying far-reaching views. These are all en-suite and include two family rooms (one with a balcony), a pair of twins and five double rooms. There are two further bedrooms overlooking the garden which are currently used for staff accommodation. The property can be hired as a whole for special events, parties, corporate events or individual rooms. There is further scope to develop areas including water activity hire, beach equipment due to its great location.

BAR/RESTAURANT

Currently the bar is open from 12-6pm Wednesday – Saturday for coffee, drinks and snacks. The restaurant is open to guests for evening meals serving a range of fish/seafood and other culinary delights and sweet treats.

APARTMENT

Attached to the hotel is a private apartment which the current owners use. This is a modern, stylish space with open-plan living, kitchen dining space. Three bedrooms, two bathrooms.

OUTSIDE

There are a number of parking spaces to the front of the hotel. A garage/store. Steps lead up to the garden at the rear of the property where there is a large lawn area. Wrap around terraces create tremendous alfresco dining spaces and a great place to relax in the sun and enjoy the views.

TENURE

Freehold. Available as a transfer of a going concern. The business is established and currently owner-operated. The business trades through its website at: <https://hopecovehouse.co.uk>

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

SERVICES

Mains water, drainage, electric, with oil-fired heating.

FIXTURES AND FITTINGS

Trade inventory will be included in the sale. Stock at valuation on completion and provide via the solicitors.

RATEABLE VALUE

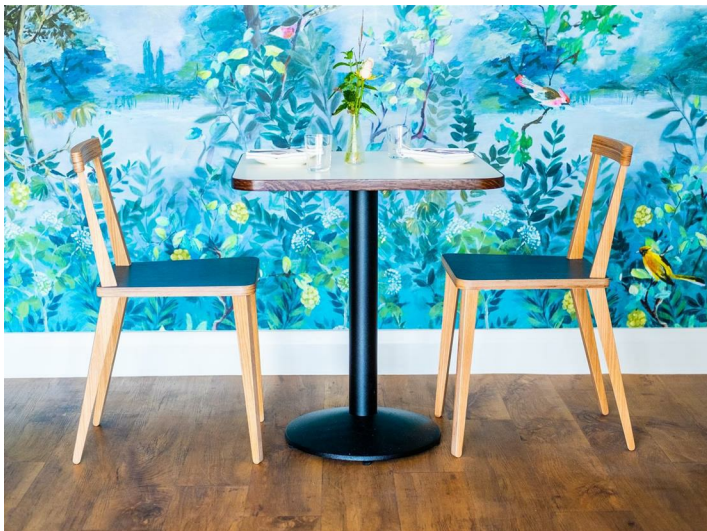
Hotel and Premises Rateable value: £22,000.

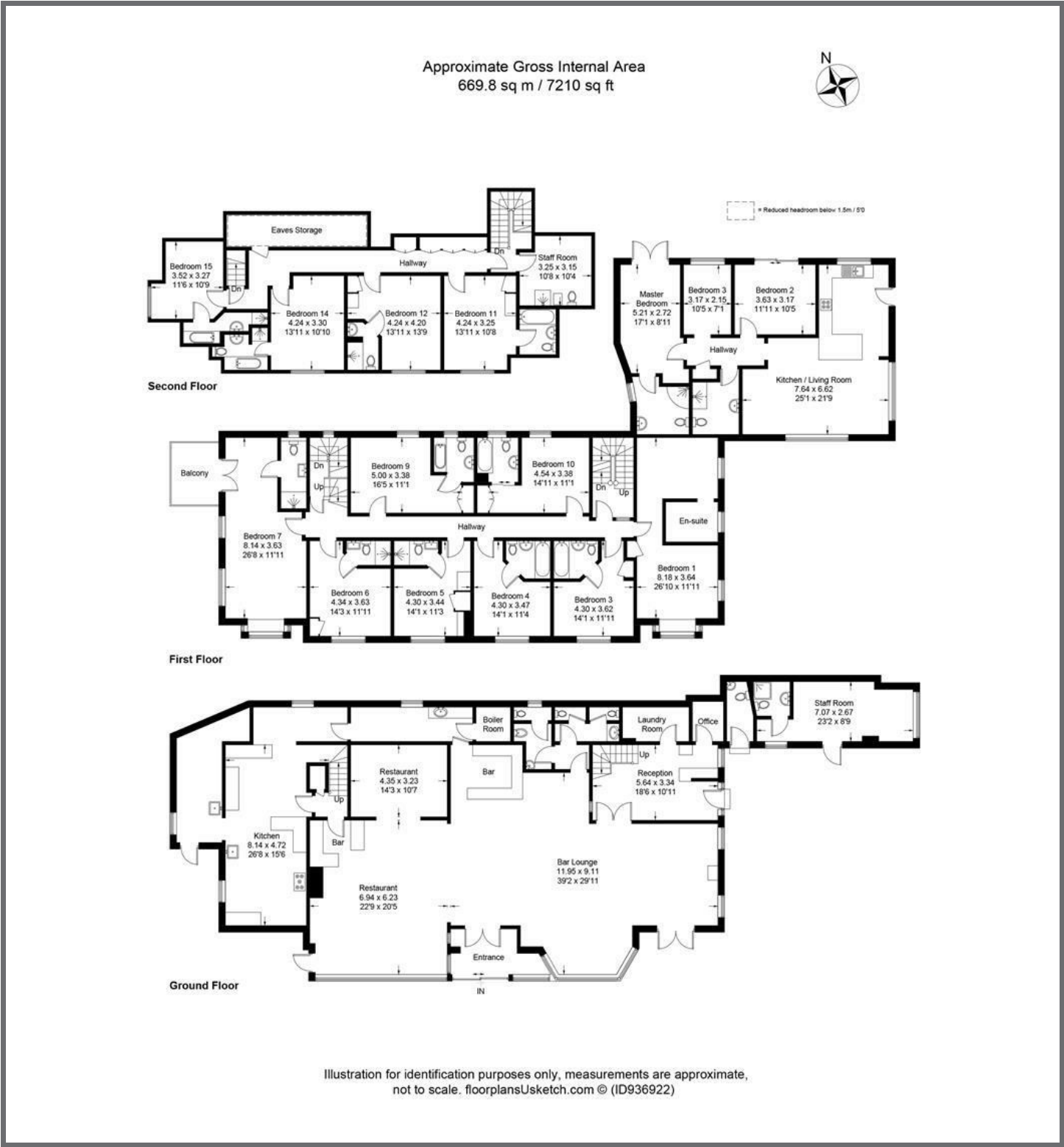
DIRECTIONS

From Kingsbridge take the A381 towards Salcombe. You will pass a junction to South Huish on your right and immediately afterwards to Galampton/ Hope Cove, follow this road to Hope Cove. As you enter Hope Cove you will come to a junction to the left marked Inner Hope, take this road and follow it round over the hill past the Cottage Hotel. Hope Cove House will be found after the bend opposite the parking area for the beach.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.





These particulars are a guide only and should not be relied upon for any purpose.

1 The Promenade, Kingsbridge, TQ7 1JD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(41-48)	F		
(35-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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