

# Pendennis Lodge

MELVILL ROAD ▪ FALMOUTH ▪ TR11 4DQ



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An opportunity to acquire a beautiful, detached, part slate hung guesthouse with self-contained 2-bedroom owners' accommodation, located close to Gyllyngvase Beach in the thriving town of Falmouth. Dating from, we understand, 1605, Pendennis Lodge used to be a residence for ship captains and offers substantial accommodation over 6,000 sq ft. In addition to front and rear gardens, the property benefits from a swimming pool, double garage and parking.

Guest house in sought-after Falmouth location

5 x guest bedrooms & 2 x 1-bedroom apartments

Spacious reception rooms

Generously sized 2-bedroom owners' accommodation

Front and rear gardens and courtyard space

Swimming pool

Double car garage

Excellent lifestyle opportunity

Potential residential house (subject to planning)

Freehold ▪ Price on Application ▪ EPC Energy Rating F





## Location

### FALMOUTH

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a unique lifestyle with a bustling town centre and beautiful beaches. Recently voted as the best place to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, the National Maritime Museum, excellent sailing waters and a plethora of shops, bars, pubs and restaurants which buzz throughout the year. The combination of maritime heritage and modern creativity makes the town hugely popular. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. Many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

### MICRO LOCATION

Pendennis Lodge is located on Melvill Road in Falmouth, just a couple of minutes' walk from Gyllyngvase Beach and the delightful seafront. The town centre is only about a 10-minute walk away. Although there is plenty of parking, Falmouth Town Station is an approximate 5-minute walk away, providing regular train services to and from Truro (journey time circa 25 mins). There are direct and regular trains to and from London Paddington via Truro Station (journey time circa 4.5 hrs).

# The Guest House

Pendennis Lodge is very charming and highly characterful detached property, arranged over ground, first and second floors. The property dates from, we understand, 1605 and retains many original features throughout. In total, there are 5 individual guest bedrooms, 2 x 1-bedroom apartments (which could be converted to 4 additional individual rooms), and reception rooms on the ground floor. To the side elevation, is parking and a double garage.

## GROUND FLOOR

To the front elevation, the front door leads to the reception room, providing access to a large drawing room (currently used as a snooker room) with beautiful bay window overlooking the front garden, sitting room with log-burner, communal WC, and stairs to upper floors. Patio doors from the snooker room lead to a rear courtyard area. To the rear of the ground floor, there is a large kitchen with AGA, central island, separate cooker with gas hob and extractor hood. To the side of the ground floor, and located via the sitting room and owners' accommodation, is another bedroom with en-suite and separate study. The owners' accommodation is at the rear of the ground floor and arranged over one storey.

## FIRST FLOOR

The first floor comprises 1 x apartment (1 en-suite, kitchenette/living room and laundry room), 3 x guest rooms (all doubles, 2 with en-suite) and shared bathroom.





Owners' Accommodation



Owners' Accommodation

## SECOND FLOOR

The second floor comprises 1 x apartment (2 x bedrooms and kitchenette), 2 x guest rooms (1 single and 1 family room) and shared shower room.

A schedule of the guest accommodation can be found below.

ROOM NUMBER	FLOOR	TYPE	SIZE (SQ M)
8	GF	Single	10
Apartment 1 (The Bay)	1	Apartment	10 (bedroom only)
2	1	Twin	10
3	1	Double	11
4	1	Double	12
5	2	Family	27
6	2	Single	12
Apartment 2 (Captain's Nook)	2	Apartment	27 (incl. kitchenette)

## The Owners' Accommodation

At the rear of the guest house and comprising part of the property on the ground floor, is spacious 2 double bedroom, 2 reception room owners' accommodation, benefiting from a private rear garden with hot tub and elevated decked barbecue area. There is direct access into the guest house, kitchen, swimming pool and garage.

## The Garage

Should an incoming purchaser require additional owner's accommodation, the garage could be converted (subject to necessary consents).

# The Exterior

Pendennis Lodge benefits from a front garden (primarily for guests), rear garden (for the owners) and a rear paved courtyard space with tables and chairs for guests to enjoy. There is also a purpose-built bar which is no doubt enjoyed by guests, particularly over the summer months.

To the side elevation of the property is parking for approximately 6 cars, in addition to the garage.

# The Business

Pendennis Lodge trades as a bed & breakfast, offering guests complimentary breakfast. There is also a swimming pool which generates approximately £50,000 per annum.

# Additional Information

## INVENTORY & STOCK

Pendennis Lodge will be sold with the benefit of the fixtures and fittings. All furniture and items such as the sauna and hot tub can be purchased by separate negotiation.

## THE TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT) REGULATIONS 2006

No staff will transfer with the sale of Pendennis Lodge. The business is entirely owner operated by our clients, with no third-party management company or directly employed staff.

## PLANNING & ALTERNATIVE USE

Pendennis Lodge has C1 (Hotels) Use Class.

Subject to planning, Pendennis Lodge would make a particularly special private house. Very rarely do properties of this scale become available, within such proximity to the beautiful Falmouth seafront and beaches.

## SERVICES

We understand the property is serviced by mains water, electricity, drainage and gas.

## BUSINESS RATES

The Rateable Value is £9,800, therefore the property benefits from Small Business Rates Relief, meaning no business rates are payable.

## VIEWINGS & ENQUIRIES

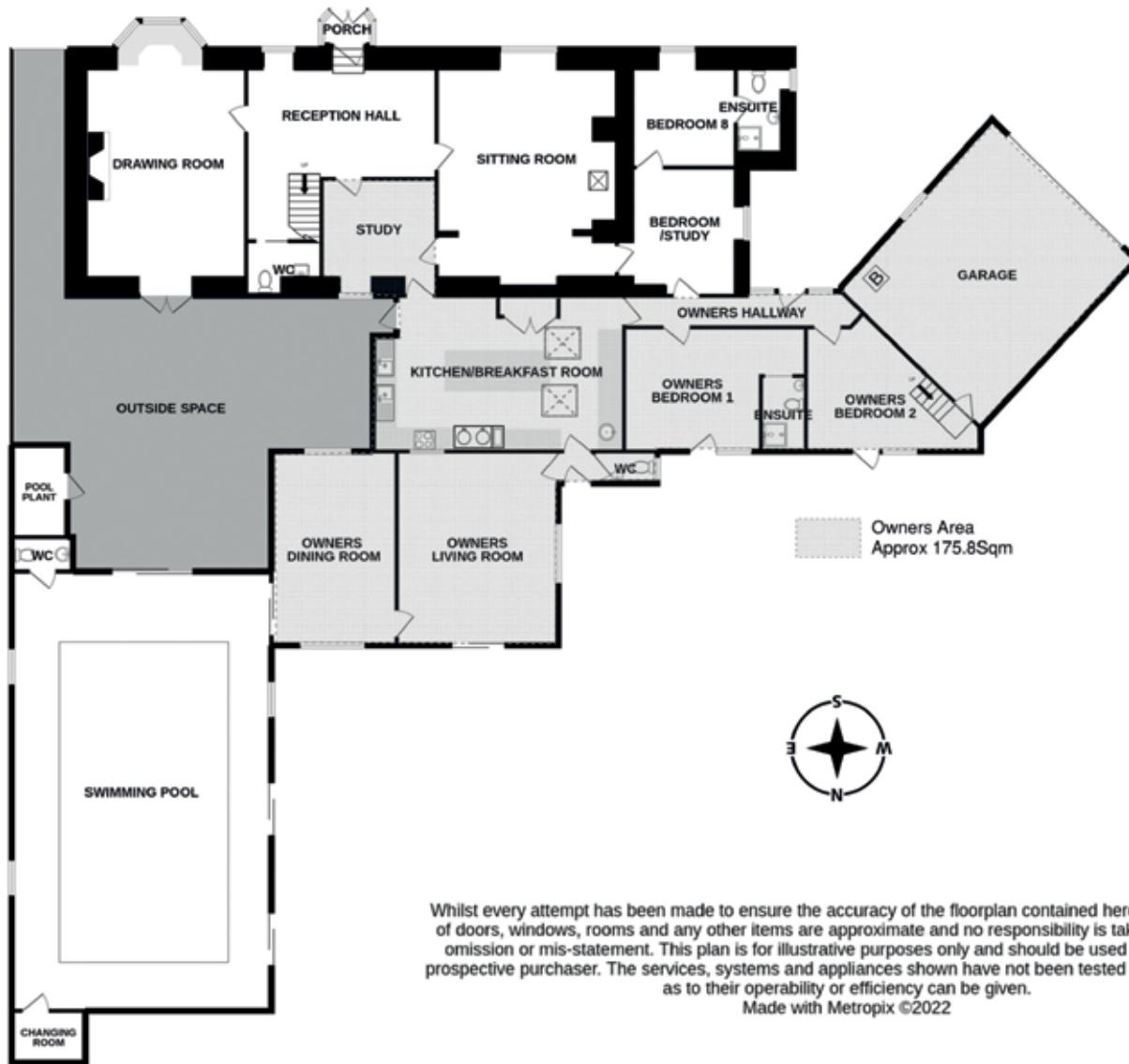
All enquiries and viewing requests are to be made directly through Laskowski & Co - the vendors' Sole Agent, on 01326 318813 and [info@laskowskiandcompany.co.uk](mailto:info@laskowskiandcompany.co.uk).

## DIRECTIONAL NOTE

Upon entering Falmouth via the A39, take the second exit at the Ponsharden Roundabout and then take the second exit at the following roundabout, passing McDonald's on the left-hand side. Continue along Dracaena Avenue, passing Majestic Wine on the left-hand side and past the traffic lights. After passing Falmouth Rugby Club on the right, take the second exit at the next roundabout onto Western Terrace. Continue along this road until you pass Merchants Manor Hotel on the right, then take the second exit at the immediate roundabout and continue along Melvill Road. Pendennis Lodge is found on the left-hand side approximately 0.3 miles along Melvill Road, just after the turning to Fox's Lane.



GROUND FLOOR  
385.3 sq.m. (4147 sq.ft.) approx.



1ST FLOOR  
98.2 sq.m. (1057 sq.ft.) approx.



2ND FLOOR  
84.8 sq.m. (913 sq.ft.) approx.



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.

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## Pendennis Lodge

Approx. Gross Internal Area

Ground Floor: 4147 sq ft / 385.3 sq m

First Floor: 1057 sq ft / 98.2 sq m

Second Floor: 913 sq ft / 84.8 sq m

**Total Approx. Area:** 6117 sq ft / 568.3 sq m

