



The Westcott

GYLLYNGVASE HILL ■ FALMOUTH ■ TR11 4DN

THE WESTCOTT
Falmouth







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A rare and exciting opportunity to acquire a highly charming, detached 10 bedroom guest house with self-contained 2 bedroom owners' accommodation, located moments from Gyllyngvase Beach in the bustling town of Falmouth. The property is arranged over ground and 2 upper floors, boasts views of Falmouth Bay from various rooms, and occupies a circa 0.2 acre plot. The Westcott provides an excellent business opportunity with the potential to be converted to a private house or another alternative use (subject to the necessary planning consents).

10 bedroom guest house (C1 Planning Use) in prime Falmouth location

Generous and self-contained 2 bedroom owners' accommodation

Purpose-built single-storey outbuilding

Large reception and breakfast rooms

Parking for approximately 8 cars

Landscaped rear garden

Excellent lifestyle opportunity

Successful bed and breakfast business

Potential conversion to alternative use (subject to planning)

Freehold ▪ EPC Energy Rating C



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, the town 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

The Westcott is prominently positioned approximately halfway up Gyllyngvase Hill, which links Cliff Road and Melvill Road, just a couple of minutes' walk from Gyllyngvase Beach and the delightful seafront; the town centre is an approximate 10 minute walk away. Although parking is provided, Falmouth Town Station is an approximate 5 minute walk away, providing regular train services to and from Truro (journey time circa 25 minutes). There are direct and regular trains to and from London Paddington via Truro Station (journey time circa 4.5 hours). For those travelling by plane, Newquay Airport is about 30 miles away (circa 45 minute car journey). The immediate area surrounding The Westcott is highly desirable indeed, both from a residential and commercial perspective, with St Michaels Hotel and the new Liner building at hand. Properties that become available within this micro location witness huge demand.



The Property

THE GUEST HOUSE

Comprising a very charming, detached 3-storey property and occupying an elevated position approximately halfway up Gyllyngvase Hill, The Westcott provides light, well-proportioned and very tasteful 10 bedroom guest accommodation, with off-road parking at the front for approximately 8 cars.

Every bedroom is en-suite, charming and unique in its own way. They are all painted in pale coastal colours to reflect The Westcott's seaside location, with most rooms benefiting from sea views or sea glimpses.

Ground Floor

The main entrance on the northern elevation leads into a wonderfully light and airy entrance hall, with an oak staircase rising from ground to second floor level. The ground floor consists of a large reception room, currently used as a sitting room for guests, with a large bay window and feature fireplace. Also on the ground floor is a dual aspect breakfast room, currently laid out to cater for c. 20 covers, with views over Gyllyngvase Beach and out towards the mouth of the Helford River. Either of these rooms could be converted into additional bedrooms or, perhaps, given the door linking the two rooms, could be utilised as a large bar/restaurant, to offer an additional revenue stream (subject to obtaining a license). The fully equipped kitchen is accessed through a private door off the ground floor hallway and benefits from various appliances and a working stainless steel extraction system. Deliveries can be taken via a side door on the northern elevation which leads directly into the kitchen, avoiding disruption to guests.



First Floor

The first floor comprises of 6 bedrooms (5 doubles and 1 twin), a store room which is used for laundry, and a boiler room which hosts 2 immersion tanks and 2 Worcester combination boilers. There is also a communal bathroom currently used for additional storage. All en-suite bedrooms are unique and well presented and most of which have sea views or a sea glimpse. All rooms benefit from uPVC double glazed windows.

Second Floor

The second floor hosts the remaining 4 en-suite bedrooms (2 doubles, 1 twin and 1 single) - all rooms benefit from uPVC double glazed windows.

Guest Room Schedule

ROOM NUMBER	FLOOR	TYPE	SIZE (SQ M)
1	1	Double	15
2	1	Double	11
3	1	Double	8
4	1	Twin	14
5	1	Double	12
6	1	Double	12
7	2	Double	12
8	2	Single	8
9	2	Double	13
10	2	Twin	14

THE OWNERS' ACCOMMODATION

At the rear of the guest house and comprising part of the property on the ground floor is attractive, light and spacious 2 double bedroom owners' accommodation, benefiting from a vast split level living/dining room, leading onto a decking area overlooking a landscaped garden through floor-to-ceiling height glass panelled uPVC windows. There is a study (or alternatively a small single bedroom) and a kitchen. The private owners' accommodation is self-contained and can be accessed through a gate on the northern elevation and via a central door connecting the kitchen to the ground floor lobby of the guest house.



Reception Room



Kitchen



Guest Lounge



Owners' Accommodation



Breakfast Room



Owners' Accommodation



THE OUTBUILDING

The outbuilding is single-storey, purpose-built, of concrete block construction, rendered and encompassed by a pitched slate-effect roof with uPVC windows. The building has a partition wall separating the garage/store with the en-suite bedroom and benefits from plumbing and an electricity supply. This building could be utilised as additional bedrooms, an annexe for a family member, or a self-contained holiday let, subject to the necessary consents.

THE EXTERIOR

The Westcott benefits from a lovely, maintainable, generously sized and particularly private rear garden, which enjoys the morning and afternoon sun. Off the ground floor owners' accommodation is decking which flows around to the front westerly-facing elevation, where the sunshine can be enjoyed later in the day. There is parking for approximately 8 cars to the front and side of the property.

INVESTMENT INTO THE PROPERTY

Our clients have invested substantially into The Westcott, externally and internally. In the last 2 years they have spent approximately £80,000 on various improvement works which include replacing the roof, exterior cladding, gutters, fascia and investment into the bedrooms and communal areas.



Guest Bedroom



Kitchen



Guest Bedroom



Guest Bedroom



Guest Bedroom

The Business

Trading information for the business can be made available upon request.

The Westcott trades as a bed & breakfast, offering guests complimentary breakfast, which includes fruit juice, cereals, muesli, fruit, natural yoghurt, toast with Cornish butter and preserves, a cafetiere of coffee and a pot of tea, cooked breakfast and vegetarian and vegan options. Our clients offer guests the luxury of crisp white linen, white fluffy towels, complimentary toiletries, sleep sprays, sleep packs, fast and free wi-fi, Freeview TV's, hairdryers, a bottle of filtered water and hot drink facilities with a selection of fruit and herbal teas.

The business has traded very well since our clients acquired it, but particularly over the last 12 months, with significant levels of forward bookings for the remainder of the year.



Guest Bedroom

Additional Information

INVENTORY AND STOCK

The Westcott will be sold with the benefit of the fixtures and fittings.

PLANNING AND ALTERNATIVE USE

The Westcott has C1 (Hotels) Use Class.

Subject to planning, the property would make a wonderful residential dwelling. Very rarely do properties of this scale become available, within such proximity to the beautiful Falmouth seafront and beaches. We envisage it also appealing to developers, potentially as a block of high-end residential apartments. Should this be of potential interest, we would be very happy to provide our opinions on achievable prices per apartment.

SERVICES

We understand the property is serviced by mains water, electricity, drainage and gas. On the first floor there is a boiler room which hosts 2 x immersion tanks and 2 x Worcester combi boilers.

BUSINESS RATES

The Rateable Value of the business is £10,000 meaning The Westcott benefits from Small Business Rates Relief, and therefore business rates are not payable.

COUNCIL TAX

Band A - Cornwall Council for the owners' accommodation.

EPC

Energy Rating C (55).

TRANSACTION PROCESS, STRUCTURE AND TIMING

The Westcott will be sold by way of an asset sale.

VIEWINGS AND ENQUIRIES

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

DIRECTIONAL NOTE

Upon entering Falmouth via the A39, take the third 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, taking the fourth turning to the right onto Gyllyngvase Hill. The Westcott is approximately 150 yards down this road on the left-hand side. Parking is available immediately outside the front of the property.



Guest Bedroom



The Westcott

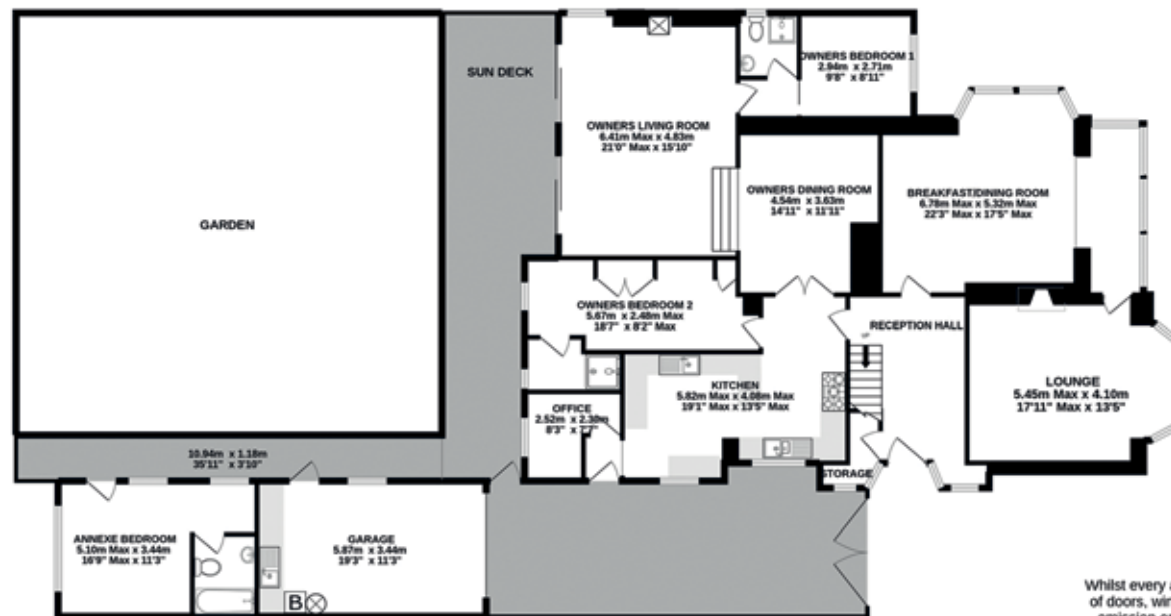
Approx. Gross Internal Area

Ground Floor: 1,874 sq ft / 174.1 sq m

First Floor: 1,400 sq ft / 130.1 sq m

Second Floor: 761 sq ft / 70.7 sq m

Total Approx. Area: 4,036 sq ft / 374.9 sq m



Ground Floor



Second Floor



First Floor

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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