

## Chynoweth Lodge Eliot Gardens, Newquay, TR7 2QE



### LARGE DETACHED MULTI-PURPOSE PROPERTY IN ELIOT GARDENS WITH 9 EN-SUITE BEDROOMS AND 2 SELF CONTAINED LETTING/LIVING UNITS WITH CAR PARKING PRESENTED IN EXCELLENT CONDITION THROUGHOUT

- Currently trading as a part Guest House
- Potential as large home and income
- IMMACULATELY PRESENTED AND MAINTAINED
- Furnished option available
- Substantial and flexible accommodation 3646 sq ft
- Great location close to town
- Suit large residential/commercial/multi-generational
- 2 self-contained 2 bedroom letting units
- Large Car Park for 8/9 cars
- VACANT POSSESSION AND NO CHAIN

**Price £795,000 Freehold**

This large property features extremely flexible accommodation and could be used in a number of ways, depending on buyer requirements. The current owner has operated the premises commercially for a number of Years and has recently down-sized commercial operations and occupies a large proportion of the property for personal use, also leaving the 2 separate units available for letting. All 9 rooms and one letting unit could be used for commercial letting, with owners accommodation being provided in the remaining 2 bedroom unit. Alternatively, the main property could be split into units as required or re-modelled with fewer larger bedrooms as a large family home with 2 letting units to the rear. The space and quality of accommodation on offer, along with the amount of bathrooms offers an endless combination of accommodation to suit many users, be it commercially, residentially or as a fine home and solid income in the centre of Newquay. Multi-generational occupation is easily achieved here with many different options for teenage or elderly occupation in self-contained private sections.

Guest house numbers in Newquay have considerably diminished over the Years and as such, accommodation in guest houses is in high demand, so there is clear commercial potential to revert to a full 9 bedroom guest house for the busy Summer months. The property is set in a large and well-tended plot at the start of the ever-popular tree lined Eliot Gardens and comes with a large private rear car park capable of accommodating 9 cars and also providing private outdoor space for the 2 letting units. One of the upper floor rear aspect bedrooms opens up onto a large rear facing balcony.

The generous and attractive light panelled entrance hall provides access to 3 ground floor en-suite bedrooms, a box bay fronting lounge, a large well equipped kitchen and a laundry room along with a ground floor wc and multi-purpose room previously used a guest dining room, now with a home office. If required, there is a useful link corridor and door that connects directly into one of the two storey rear letting units, for potential use as connected owners accommodation. If locked, the unit can be let independently. The other letting unit is not connected and accessed only via the rear car park. Upstairs in the main house, there are 6 further bedrooms with en-suite facilities, currently being used as an upper apartment with a rear aspect balcony overlooking the rear car park.

The property has been meticulously appointed and maintained over the Years and is offered in excellent condition as a turnkey property for a new owner, whatever form that may take.

All in all, Chynoweth Lodge represents a rare opportunity to acquire a property of this size in excellent condition and with vast potential for a variety of different uses and configurations.

#### **TENURE**

Freehold

#### **SERVICES**

All mains

#### **BUSINESS RATES**

UBR - £11,500. The commercial element currently qualifies for small business rate relief at 100%.

#### **COUNCIL TAX**

Band A

#### **COMPLETION**

Completion is available at the end of the 2026 Summer Season with vacant possession. Proposed 1st November.

#### **FURNITURE**

The Vendor will consider a sale to include most of the furniture, with the exception of personal furniture and items.

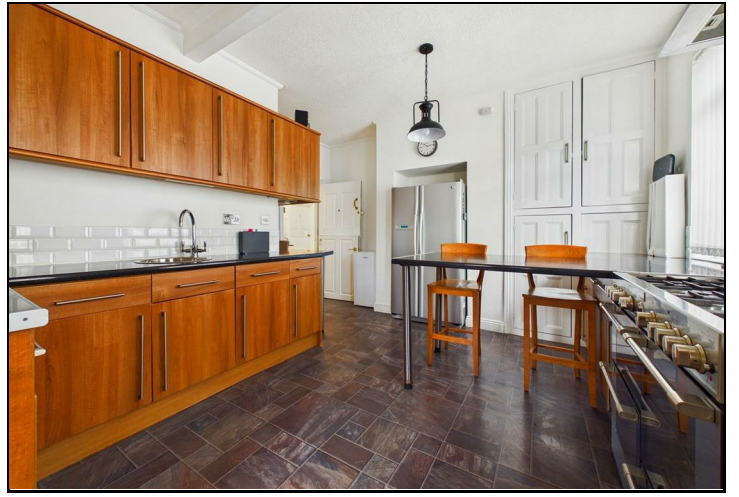
#### **ACCOUNTS**

The vendor has decreased business volumes in recent Years and now only lets the 2 self-contained units and 3 ground floor letting rooms for the Summer Season. Accounts at current trading volumes are available, but they will not show the full letting potential of a more commercial operation.

#### **ENERGY PERFORMANCE CERTIFICATES**

Main House - C

Chynoweth Mews - D





**Approximate total area<sup>(1)</sup>**

338.9 m<sup>2</sup>

3647 ft<sup>2</sup>

**Balconies and terraces**

58.4 m<sup>2</sup>

628 ft<sup>2</sup>

**Reduced headroom**

12.2 m<sup>2</sup>

132 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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