

FOR SALE

HOTEL/RESIDENTIAL

On the instructions of C Price & M G Ebo, Joint LPA Receivers



www.ps2property.co.uk

THE BEECHES, 60 CHARLESTOWN ROAD, ST AUSTELL, CORNWALL, PL25 3NN

- Licensed 4-bedroom hotel, restaurant & day spa
- Detached character property in attractive gardens
- Approximately ¼ mile from Charlestown Port
- Planning consent for function room
- Civil wedding licence
- Suitable for a range of uses STP

FOR SALE BY INFORMAL TENDER

Closing date for bids: 22 May 2009

**Edward
Symmons**

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Apr 2009

LOCATION

The Beeches is located on Charlestown Road which runs directly south from the main A390 Liskeard to Truro road to the picturesque harbour of Charlestown. St Austell centre is some 2.3 miles. Local attractions include St Austell Brewery, Lanhydrock House and the Lost Gardens of Heligan and the property is ideally suited to explore the South Cornwall coastline including the fishing villages of Fowey, Polperro, Looe and Mevagissey.

DESCRIPTION

An imposing character period property which was converted in the last few years to its present use. The property offers a blend of period features with modern contemporary style. The upper floors have distant views to the sea. The property may be suitable for a variety of different uses including reversion to residential use, subject to the necessary planning consent.

ACCOMMODATION

Canopy porch; entrance vestibule; main reception hall; lounge/bar; dining room; hair salon; 3 treatment rooms; large fitted kitchen; downstairs cloakroom/WC; spacious landing area; 4 double bedroom suites inc. luxury bathrooms.

Outside to the Rear

Timber chalet/office; 4 lean-to storage units.

Outside to the Front

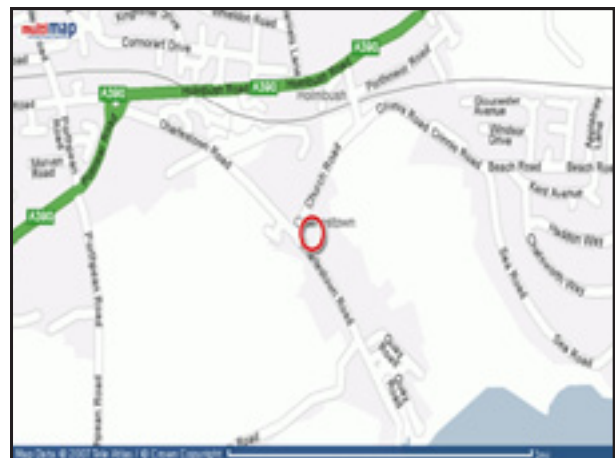
Self-contained nail studio; gardens and parking.

The property benefits from a spacious gravel parking area to the front and gardens to the side, being south facing and mainly laid to lawn, with mature flower borders. There is an additional area of garden to the north of the site at a higher level to the main house.

PLANNING

We have made enquiries of Restormel Borough Council. Permission was granted in 2006 for a mixed use including hotel, treatment rooms and guest bar in connection with hotel and treatment rooms. Further planning consents in 2007 for enclosure of the rear yard to provide further treatment rooms and the erection of an Orangery function room in the garden were also approved. Prospective purchasers may make their own enquiries on 01726 223300.

1 Russel Court, 18 St Andrew Street, Plymouth PL1 2AX



TENURE

The property is available freehold.

RESTRICTIVE COVENANT

The property is subject to a restrictive covenant specifying that The Beeches cannot be used for any purpose other than as a residential dwelling; offices or GP/Osteopath surgery and consulting rooms.

PRICE

£800,000 exclusive of VAT and exclusive of fixtures and fittings.

VAT

The sale of the property may be subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment on the designated viewing days:
1, 8, 15 May 2009.

Contact: Andrew Wood
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Ref: 092679

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

