



# Trehellas House Hotel

Bodmin

[savills.co.uk](http://savills.co.uk)



Trehellas House Hotel, Washaway, Bodmin, Cornwall PL30 3AD

## Historic Grade II listed former posting inn, now a successful and profitable hotel and restaurant in north Cornwall

Bodmin, 3.8 miles ■ Padstow, 12.5 miles ■ Exeter, 65 miles.  
(All distances are approximate).

### Key Investment Features

- 12 en suite bedrooms.
- Restaurant with 70 covers.
- 2 bedroom owners' cottage.
- Approved planning permission for detached owners' accommodation in the grounds.
- Established and successful business.
- Gardens and grounds of approximately 1.6 acres (0.65 hectares).
- Freehold.

### Location

Trehellas occupies a strong roadside trading location on the A389 between the A30 and A39 approximately 3.8 miles from Bodmin and 12.5 miles from Padstow. Padstow, Rock, the Camel Estuary and the wonderful beaches of North Cornwall are all within easy reach. This area offers a wide range of activities from fine dining to water sports.

Padstow is well known for its high quality food offering with restaurants by Rick Stein and Paul Ainsworth. Rock is a similar honey-pot site for tourists visiting the area. Other local attractions include Trevose Head, the Eden Project, approximately 11 miles and Newquay, approximately 18 miles. Newquay Airport and Bodmin Parkway are both readily accessible and the nearby A30 links to the M5 at Exeter, approximately 65 miles away.

### Trehellas House Hotel

The Grade II Listed building was originally built as a posting house and inn in the 18th Century.

Washaway Inn as it was originally named held monthly petty sessions for the Hundred of Trigg and then became a meeting place for a Venison Club. The central section of the hotel was originally used as a Judge's court and the first floor courtroom is now the main suite within the hotel.

Now a boutique hotel and restaurant the building benefits from original features such as exposed beams and slate flagstone floors. Within the building there is a 2 bedroom owners' accommodation which has planning permission to be converted to provide 3 additional hotel bedrooms with further planning permission for a detached owners' property in the grounds.

Externally there is a heated swimming pool and surrounding sun terrace, formal gardens, double garage and large car park to accommodate approximately 30 cars. There is also a paddock and the gardens and grounds comprise approximately 1.6 acres (0.65 hectares).



## Accommodation

There are 12 well-presented individually styled en suite letting bedrooms. 5 bedrooms including the Court Room Suite are in the main hotel building with the remainder located in the adjacent Coach House.

All bedrooms include flat screen televisions, free Wi-Fi, tea and coffee making facilities and direct dial telephones.

## Schedule of Bedrooms

Bedroom Type	Number
Single	2
Double	6
Superior Double	2
Family	1
Premier (Court Suite)	1
<b>Total</b>	<b>12</b>

## Restaurant

The AA Rosette restaurant located in the main hotel provides 40 covers in the main dining area and a further 30 covers in the conservatory. The restaurant, open to residents and non-residents offers locally produced food served in a classic simple style and was mentioned in 2015's Michelin Guide.

There are 2 further reception rooms as well as ladies, gentlemen's and disabled facilities.

## Meetings & Events

The Hotel provides 2 function rooms, The Courtroom and The Conservatory. Both conference rooms hold capacity for 20 people in board room style and 30 people theatre style.





## General Information

### Trade

Trading information can be made available to bona fide interested parties.

### Basis of Sale

The freehold hotel is being offered for sale on an asset basis as a going concern.

### Tenure

The Property is held freehold.

### Services

Mains electric, gas and water. Private drainage.

### Listing & Planning

The Hotel is Grade II Listed. Planning permission reference PA12/08598 approves the construction of a new owners' accommodation in the grounds of the hotel. Planning permission reference PA12/08599 approves the addition of 3 further letting bedrooms where the owners' accommodation is currently located in the main hotel.

### Rateable Value

The Hotel and Premises has a rateable value of £15,000. Reference: 24483751047010.

### Inventory & Stock

Fixtures, fittings and equipment are included in the sale with general stock at valuation on completion.

### EPC

The property has an EPC rating of D. Full EPC documents can be made available on request



## TUPE

The purchaser will be required to comply with the relevant legislation in respect of current employees.

## VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

## Viewings

Strictly by appointment with sole selling agents Savills.

## Contacts

Martin Rogers  
01392 455 749 / 07972 000 267  
mrogers@savills.com

James Greenslade  
01392 455 719 / 07870 555 893  
jgreenslade@savills.com

## Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Savills Exeter

The Forum, Barnfield Road  
Exeter EX1 1QR  
exeter@savills.com  
**01392 455733**



Reproduced from the Ordnance Survey. Not to Scale mapping with permission of the Controller of Her Majesty's Stationery Office © Crown copyright (100041908)





TREHELLAS HOUSE  
*Hotel & Restaurant*

savills