

Trehellas House Hotel & Restaurant

Washaway, Bodmin, Cornwall, PL30 3AD



- 12 bedroom Cornish Hotel & Restaurant
- Prominent roadside location
- Historic Planning consent to develop 3 cottages
- Net sales of £405,546 pa
- Excellent 2 bedroom owners' accommodation

£999,999 - Freehold

Viewing is strictly by appointment
through Colliers

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Trehellas House Hotel & Restaurant, Bodmin



Introduction

Acquired by our vendor client in 2007 we are instructed to find the next custodian of Trehellas House so our client can fulfill his retirement plans. The property has been extensively developed and invested in over his tenure and is presented in good order throughout.

Currently there are 12 letting bedrooms, two bedroom owners' accommodation and a popular restaurant which is open to residents and non-residents. There is considerable scope for development subject to the necessary consents.

Location

The property is located just off the A389 between Wadebridge and Bodmin. Located just down the road from the world famous Pencarrow House and gardens the property is a popular place to stay for those visiting the estate. Not to mention everything that Cornwall has to offer; Situated 8 miles from Padstow & Port Isaac, on the North Cornwall Coast. And only 8 miles the famous harbor towns Fowey and Charlestown as well as the Eden Project on South Cornwall's coast. Within an hour from Lands End and the Minack Theatre the hotel has gained a reputation as accessible place to stay to enjoy all Cornwall has to offer.

The Property

Constructed initially as a court house for the neighbouring Pencarrow House the property has a rich history, initially having been known as the Washaway Inn, the property has had a variety of uses over its time, the long room of the inn was still used as a magistrates court into the 20th century. The property is grade II listed.

Trading Areas

Known as the courthouse restaurant the main restaurant is located in the main building and can accommodate 32 covers for a la carte dining or up to 45 for a private function. The conservatory is also used a restaurant (22 cover, 30 for a function) and breakfasts for residents.

There is also a comfortable lounge used by residents and a popular area for pre-dinner drinks.

Outside

The property stands in grounds of approximately 1.5 acres currently arranged as gardens, outdoor swimming pool and car parking. The prominent roadside location offers potential for development for a variety of uses subject to planning permission.

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Letting Bedrooms

The letting accommodation is currently arranged to provide 12 letting bedrooms all with en suite facilities. These currently comprise 2 single rooms and 10 double/twin rooms which have zip linked bed providing considerable flexibility.

Owner's/Manager's Accommodation

Accessed via a private entrance to the front of the property, two large en suite bedrooms, large reception room and private kitchen. Subject to the necessary consents this area could be sublet as a holiday cottage or re developed into additional letting bedrooms.

Service Areas

Well equipped commercial catering kitchen, cellar and office.

The Business

Our clients trading profit and loss account for the year ended 31st March 2024 showed total net sales of £405,456. An enviable gross profit of 81.9% was achieved.

Further, more detailed, accounting information is available upon request from the selling agents.

For the year ended 31st March a staggering occupancy rate of 86.22% was achieved equating to net accommodation sales of £282,610.91



Average daily rate £74.62 (net of vat)

RevPAR £64.35 (net of vat)

Website

www.trehellashouse.co.uk

Planning Permission

Historic planning permission has been granted for the "Erection of three holiday cottages";

This was initially granted on 3rd March 2006 ref: E1/2006/00045

This consent was renewed on 18th February 2009 ref: E1/2009/00010

Interested parties will need to make there own enquiries as to whether this consent can be reinstated.

A full planning history for the property is easily available via www.cornwall.gov.uk/

Services

We are informed all mains water, electric and gas are connected, the property has gas fired central heating. Private drainage via septic tank.

Licence

We are informed a premises license is held.

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Price

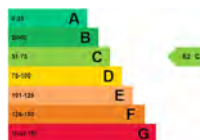
£999,999 is sought for the freehold property complete with goodwill and trade contents (subject to inventory) but excluding personal items. Stock at valuation in addition.

Finance

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender of broker involved.



Hotel



Coach House

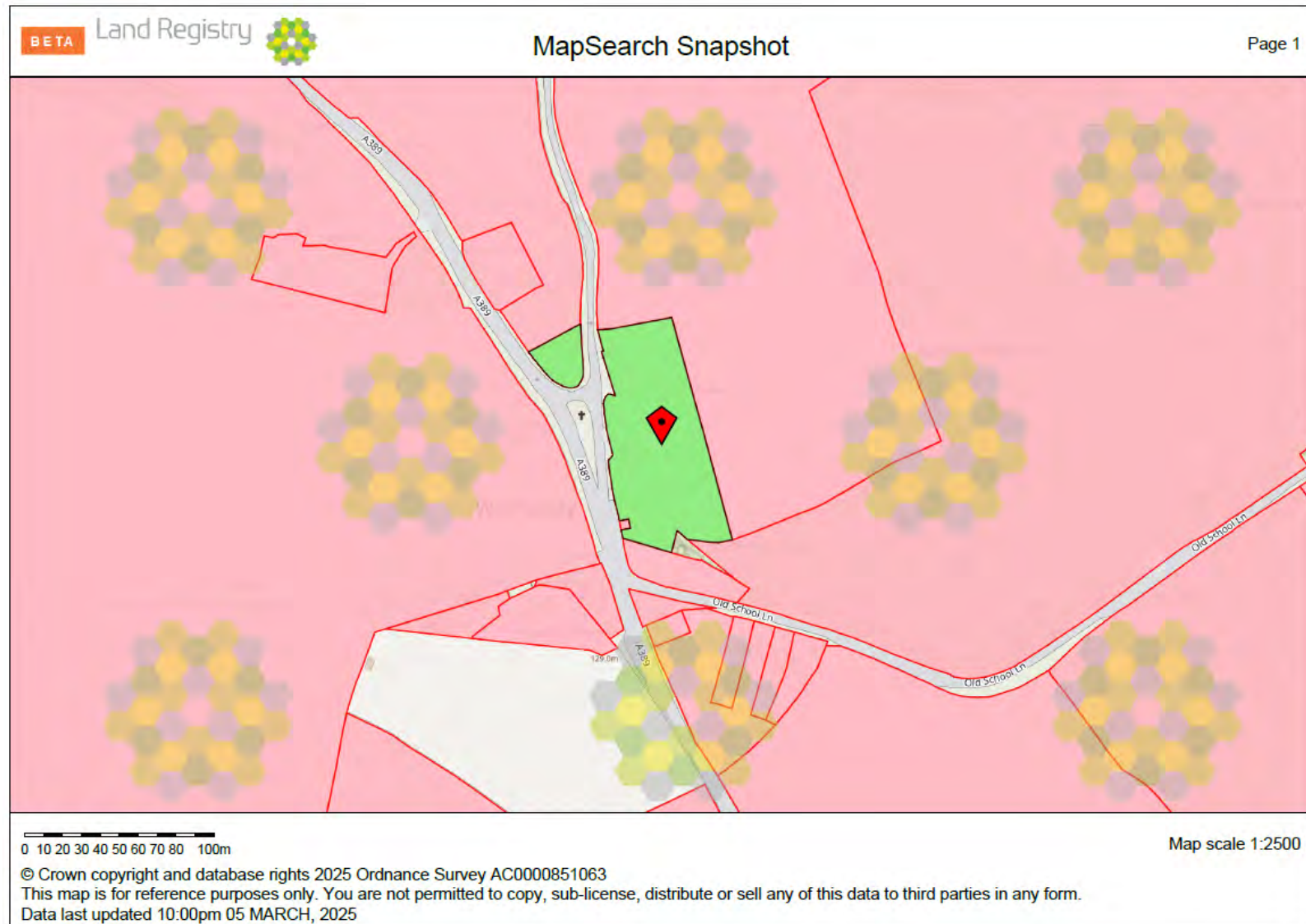


Occupancy Figures

Occupancy 2022	80%
Occupancy 2023	80.90%
Occupancy 2024	86.20%
Occupancy 2025 (to date)	80%



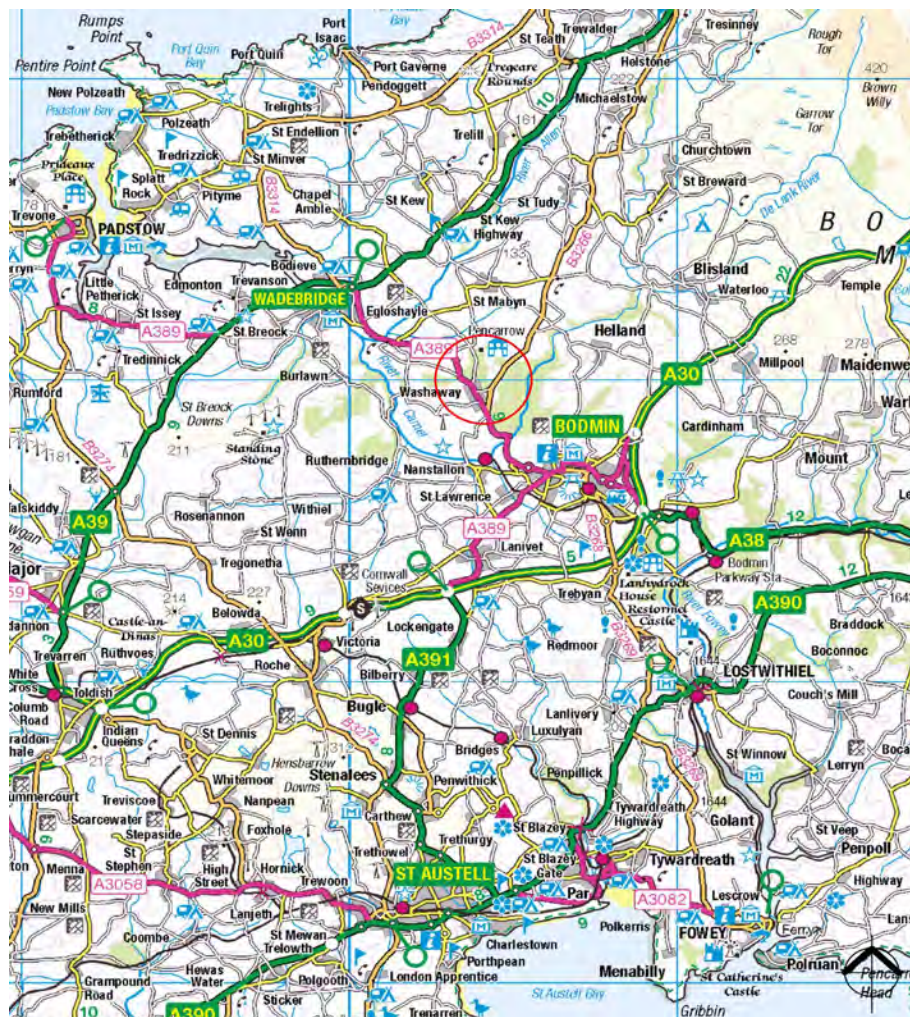
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To View

All appointments to view **MUST** be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

Directions

Located at the heart of Cornwall on the A389 between Wadebridge and Bodmin, from Bodmin follow the A389 (north towards Wadebridge), crossing the River Camel and passing signs for Pencarrow and Camelford. The hotel is set slightly back from the road on the right-hand side - (look for the Celtic cross in front of the hotels slip road!).

For further information, contact:



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Disclaimer

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