



No Parking



# ORCHARD LODGE

## GUNPOOL LANE, BOSCASTLE, CORNWALL PL35 0AT

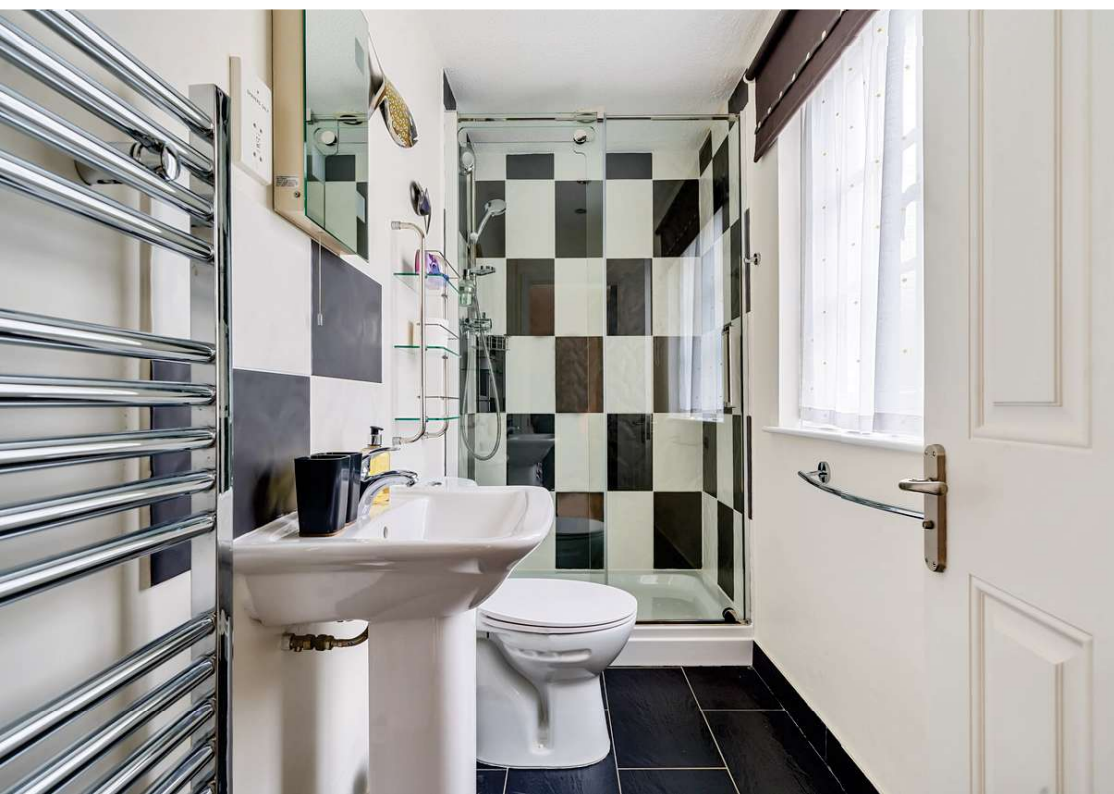
- A most appealing and beautifully presented self-catering property enjoying a convenient trading location in Boscastle on Cornwall's rugged North Coast
- Five en-suite guest bedrooms, three reception rooms, equipped kitchen and garden room
- Comfortable owners' accommodation including an open-plan living room, kitchen and two en-suite double bedrooms
- Sales in excess of £60,000 based on weekly, self-catering bookings
- Generous gardens for both guests and the owners and a real benefit of six off-road parking spaces
- A genuine lifestyle opportunity to live and work in one of Cornwall's most select and scenic harbour villages

**FREEHOLD**

**GUIDE PRICE £775,000**

**SOLE AGENT**





## LOCATION

This immaculate, detached home and income opportunity is set in generous grounds in the extremely popular harbour village of Boscastle. Orchard Lodge is well placed for guests to explore the scenic village which has access to the South West Coast Path. The property is also an ideal base for visitors to explore the region which includes Tintagel, famed for Arthurian Legend and Tintagel Castle; Port Isaac, home of TV drama Doc Martin; and the picturesque harbour at Padstow with several award winning restaurants.

## DESCRIPTION

Orchard Lodge previously traded as a successful bed and breakfast business, however, now offers an outstanding self-catering holiday home with separate owners' accommodation.

This immaculate lifestyle/home and income opportunity offers self-catering accommodation which briefly comprises a well proportioned living room; dining room; reading room; equipped kitchen; garden/games room and five en-suite guest bedrooms (three doubles and two zip-linked beds which can provide two twin bedrooms or doubles). The guest accommodation includes stocked lawned gardens with a level patio/barbeque area.

The owners' accommodation, which enjoys independent access offers an open-plan living room with vaulted ceiling; equipped kitchen; study area; utility, and two en-suite double bedrooms. The private owners' accommodation also includes a workshop and a further garden area.

The property is set in generous stocked gardens and includes six off-road parking spaces which is rare in Boscastle.

We are sure discerning purchasers will appreciate that Orchard Lodge is a fine example of a leisure/lifestyle opportunity with a fine balance of owners and guest accommodation in one of Cornwall's most popular and picturesque harbour villages.





## THE BUSINESS

The extremely well appointed self-catering holiday home is offered throughout the year with the exception of six weeks in the winter period. The tariff ranges from £1,200 to £3,500 per week, depending on the time of year. The recent trading profit and loss accounts showed sales in excess of £60,000 per annum, producing healthy net profitability.

In the normal manner, further accounting information will be made available to seriously interested parties following and initial viewing appointment.

For further information, interested parties are welcome to view our clients' website ([www.orchardlodgeboscastle.co.uk](http://www.orchardlodgeboscastle.co.uk)).

## SERVICES

Services connected to the premises include mains water, drainage and electricity with oil-fired heating. (We would point out that no testing of any of the services has been carried out by the agent.)

## FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

## EPC

The premises has an EPC Rating of D under Certificate Reference Number 9451-3036-8207-0024-0200.

## BUSINESS RATES

The property has a Rateable Value of £5,200 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.tax-service.gov.uk/business-rates-find](http://www.tax-service.gov.uk/business-rates-find)).

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents.

### SBC Property

Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

**FAO : Russell Weetch MRICS**  
**TEL : 07825 735465**  
**EMAIL : Russellesbcproperty.com**



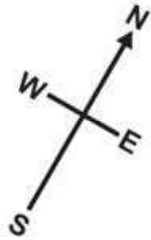
*The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office.*

*You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.*

Approximate Area = 3437 sq ft / 319.3 sq m (Includes Annexe & excludes void)

For identification only - Not to scale

# FLOORPLAN



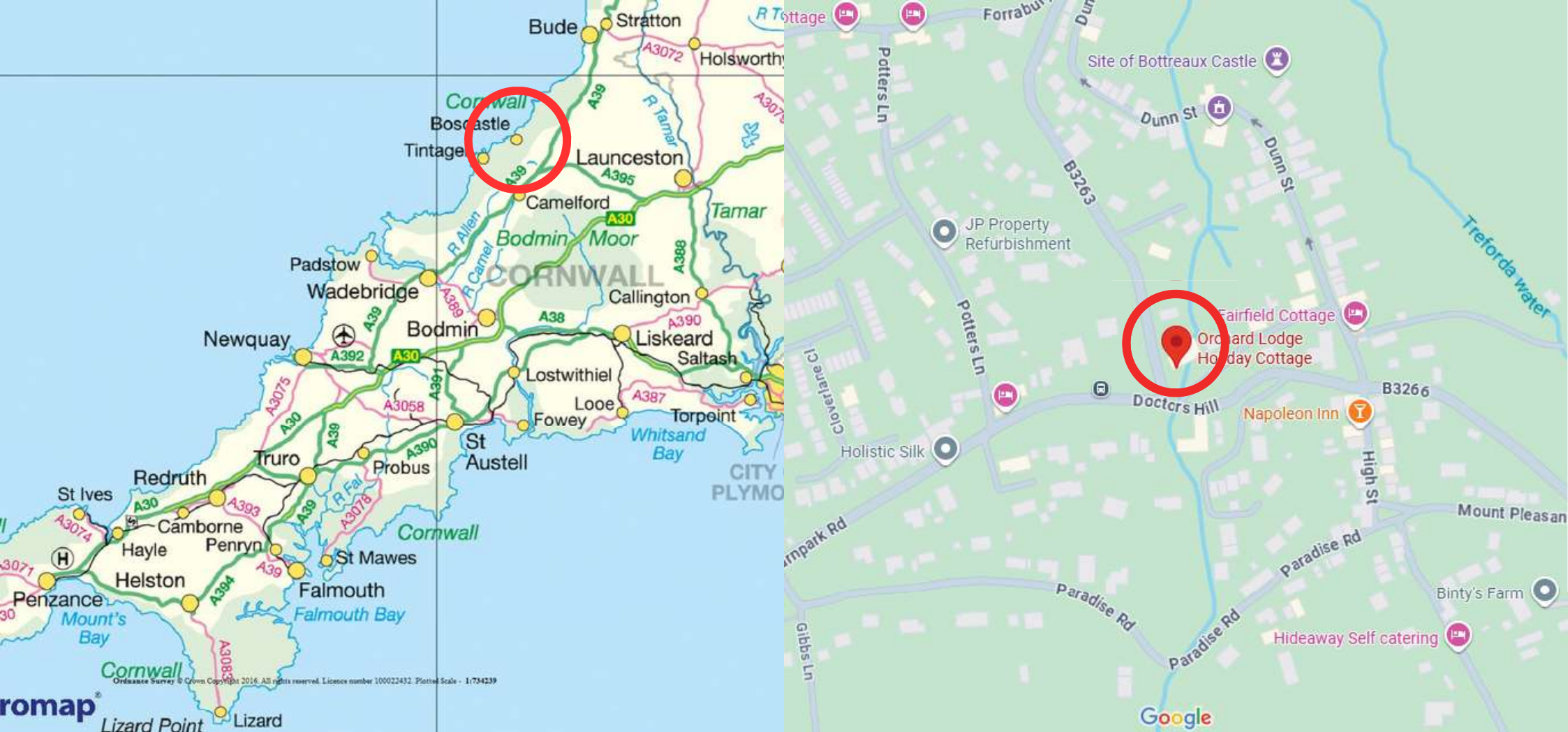
First Floor



Ground Floor

Annexe





## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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FALMOUTH ROAD  
TRURO TR1 2HX

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