



THE COUNTRYMAN HOTEL

7 VICTORIA ROAD, CAMELFORD, CORNWALL PL32 9XA

- A refurbished, detached guest house well located between Bodmin Moor and the beaches on Cornwall's north coast
- 12 guest bedrooms, one being a two-room family suite and six of the bedrooms having en-suite facilities
- Well appointed lounge, dining room, small bar, breakfast room and utility
- Flexible 1 / 2 bedroom owners accommodation
- Generous gardens, driveway and ample parking
- Ideal family run accommodation led business

FREEHOLD

GUIDE PRICE £599,999

SOLE AGENT



LOCATION

The property enjoys a prominent trading location on Victoria Road, just a short walk from the centre of Camelford. The guest accommodation is an ideal base for guests to explore Cornwall's dramatic North Coast with Trebarwith Strand, Crackington Haven, Boscastle, Tintagel, St Nectan's Glen and the quaint fishing village of Port Isaac all within 10 miles.

DESCRIPTION

The Countryman has been sympathetically refurbished and improved during the current proprietors period of ownership and now briefly comprises:- entrance vestibule; well-proportioned lounge; former bar lounge; spacious dining room/function space; kitchen; breakfast room; up to 11 guest bedrooms (one being a two-room family suite and six of the bedrooms having en-suite facilities); three bathroom wcs and two cloakrooms. Currently the owners' accommodation includes two bedrooms and a bathroom wc but could also be extended with obvious potential to convert part of the ground floor accommodation.

The property includes oil-fired central heating and most of the windows are now upvc double glazed. Outside, to the front is patio garden and to the rear is a lawned garden bordered by some mature shrubs. This leads to a terrace car park for up to 12 vehicles.

THE BUSINESS

The business, which trades on a partnership basis, produced sales approaching £70,000 for year ending 31 March 2024, with a net profit in the region of £30,000 before deducting loan interest and motor expenses. In the normal manner further detailed accounting information can be provided after a viewing appointment.

SERVICES

Services connected to the premises include mains water, drainage and electricity. (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.

TENURE

Freehold.

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

ENERGY PERFORMANCE CERTIFICATE

An EPC rating of C under certificate reference number 7670-2506-1277-8827-7314.

BUSINESS RATES

The property has a Rateable Value of £11,750 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the joint selling agents

SBC Property

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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.







Victoria Road, Camelford

Approximate Area = 4722 sq ft / 438.6 sq m

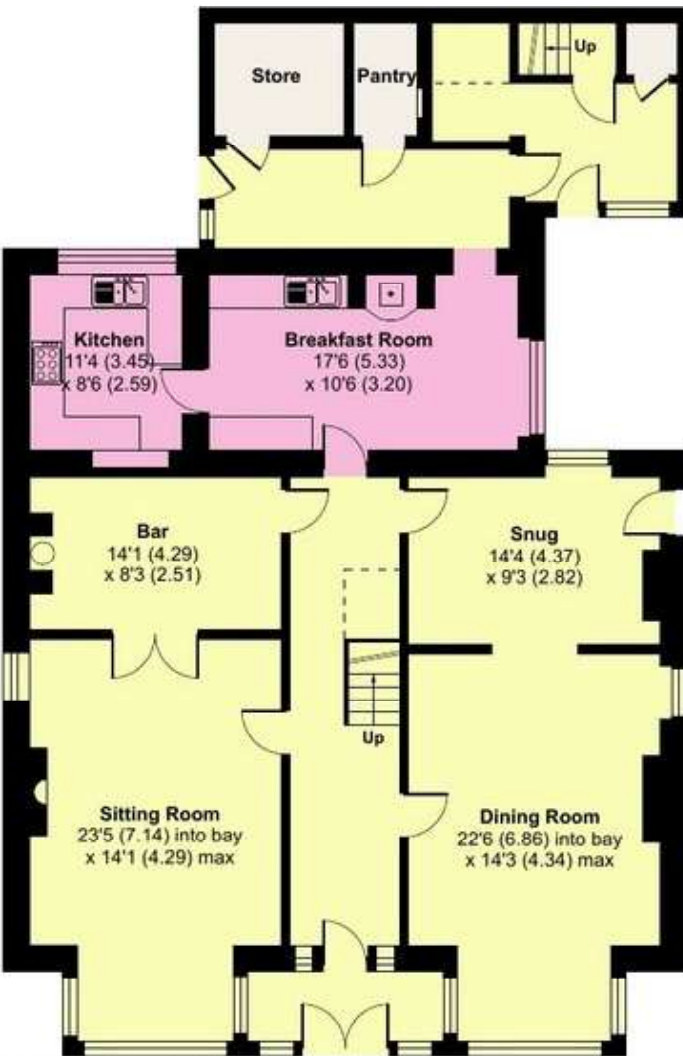
Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 4787 sq ft / 444.6 sq m

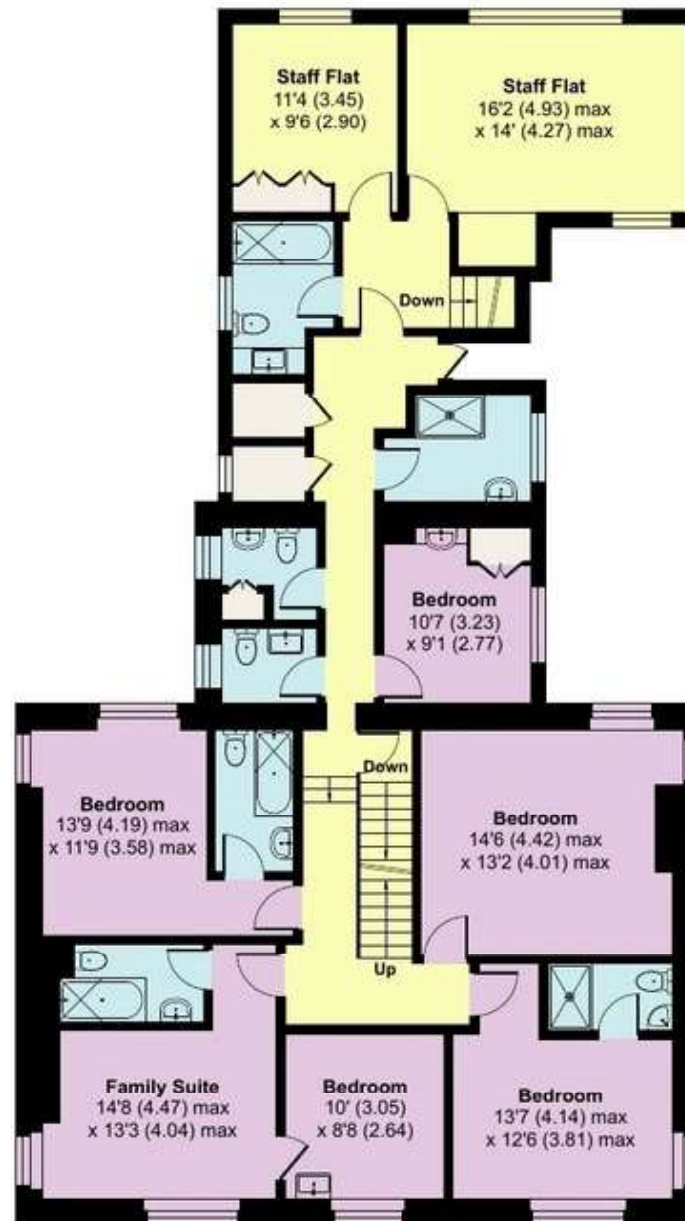
For identification only - Not to scale



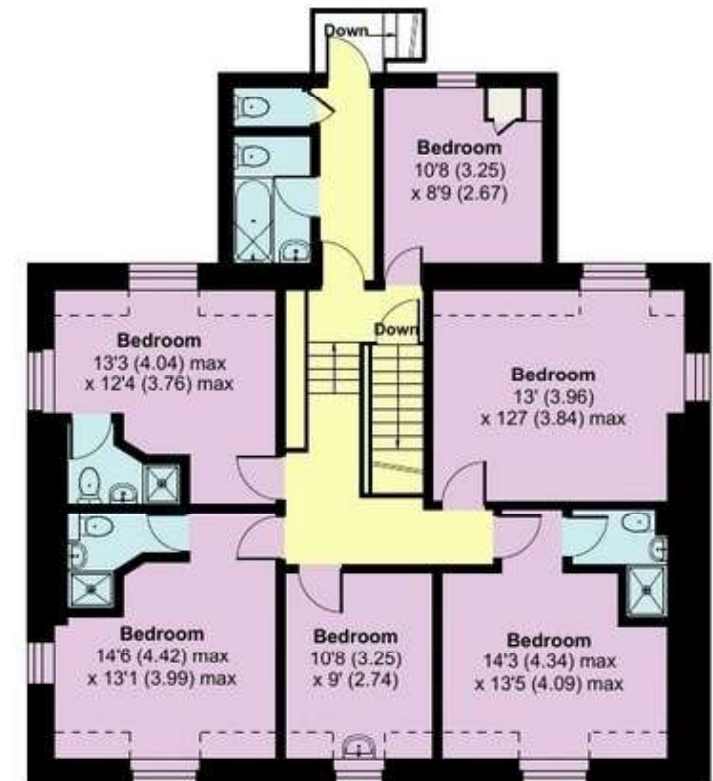
Denotes restricted
head height



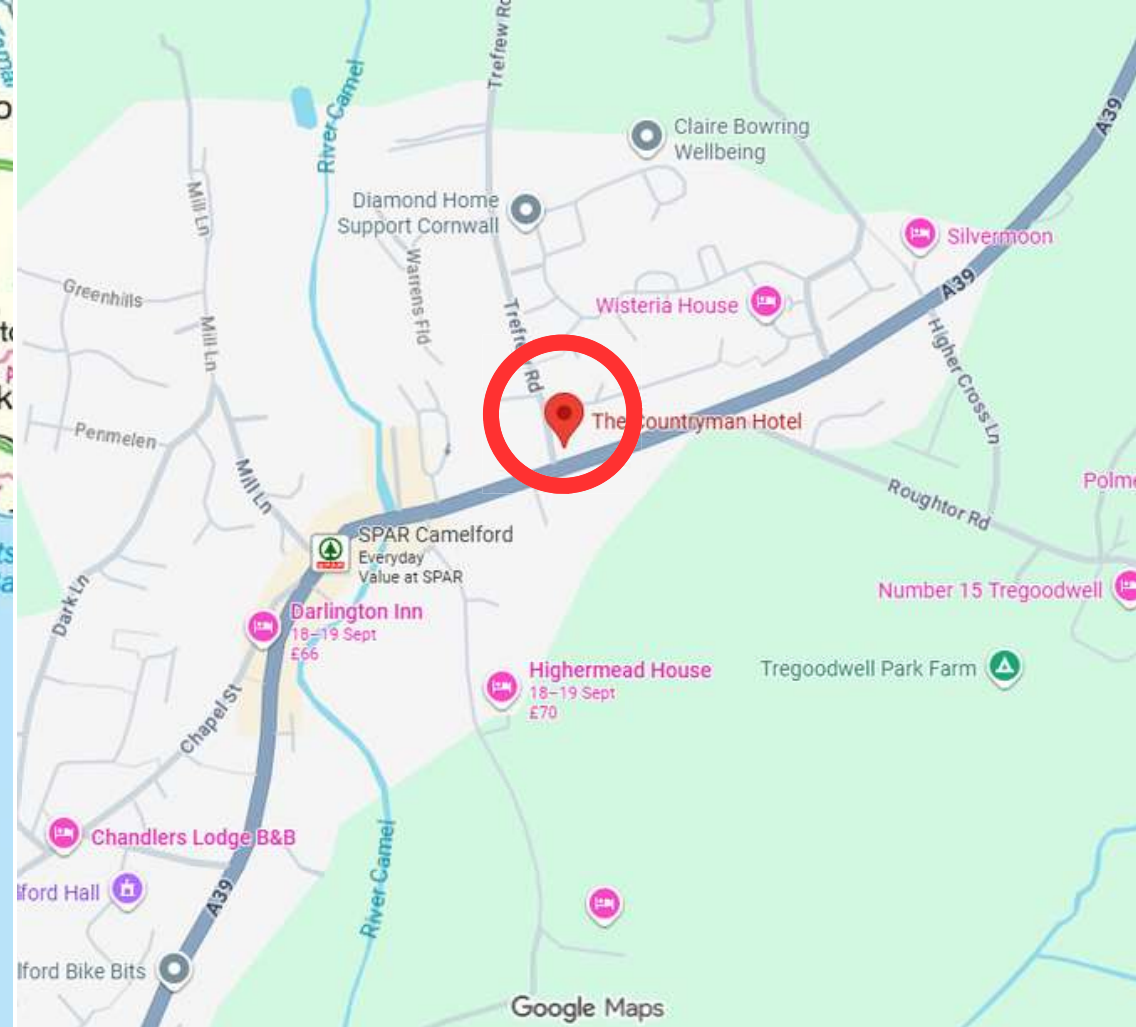
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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