



PILKINGTON ESTATES

Melvill Road, Falmouth, Cornwall, TR11

Offers Over: £1,000,000

Freehold

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Nestled within charming mock-Tudor architecture, this exquisite guest house presents an ideal blend of guest comfort and owner convenience. The property turns over circa £150,000 Per annum and has a net profit circa £100,000.

As you step through the entrance porch, you're welcomed into a gracious reception hall with a convenient cloakroom wc. The dining room, elegantly proportioned and featuring ornate wood panelling, opens onto a sunny southerly terrace, perfect for enjoying leisurely moments. The guest lounge, also adorned with wood panelling, boasts a cozy atmosphere with access to a well-appointed bar and views of the serene rear garden.

Upstairs, discover up to 12 inviting guest bedrooms, currently configured as 10 en-suite guest suites including seven doubles and three singles. The owners are afforded a versatile living space, with a ground floor apartment offering a comfortable lounge, a delightful kitchen breakfast room, a family bathroom, and two restful bedrooms. Additionally, the proprietors enjoy a 2-bedroom suite with a bathroom on the first floor.

From the rear of Tudor Court, guests are treated to views of the lush, mature gardens, while higher rooms offer splendid, elevated vistas of Falmouth Bay and the coastline, with glimpses of Falmouth Golf Club. The property is kept cozy with gas-fired central heating, and two second-floor bedrooms featuring charming balconies for added allure.

Externally, a generous car park sits to the side, ensuring convenient access for guests. The rear of the property boasts a sun-drenched terrace leading to a sizable, level lawn surrounded by a variety of mature shrubs, creating a peaceful retreat.

Tudor Court stands as a fine example of a home and income opportunity, offering a lifestyle property with a rich history of successful trading. With its striking mock-Tudor facade, this substantial guest house presents a unique chance to acquire a spacious property in a sought-after location, featuring flexible guest accommodations and comfortable living quarters for the discerning owner.







THE BUSINESS

The Tudor Court trades as a family run guest house and is available for sale for the first time in 15 years due to retirement planning. During recent years, our clients have embraced much commercial trade, opening for 11 months a year on a room only basis. The most recent trading profit and loss accounts

For year ending May 2022 showed sales of £155,241, producing an adjusted net profit approaching £100,000 before deducting loan interest, depreciation and motor expenses.

