



**THE OLD RECTORY, LANREATH, LOOE, PL13 2NU**

**£1,100,000 FREEHOLD SALE OF GOING CONCERN**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists



**SUMMARY:**

HOLIDAY LET APARTMENTS(6) IN CONVERTED RECTORY  
 COVETED VILLAGE, CLOSE TO LOOE IN EAST CORNWALL  
 GROUNDS OF C. 1.04 ACRE, WITH LAWNS, HEATED SWIMMING POOL, GAMES ROOM  
 PRIVATE 4 BEDROOM OWNERS ACCOMMODATION, (C.209 SQM) AND GARDENS  
 LIFESTYLE INCOME AND HOME, SCOPE TO INCREASE  
 GENUINE RETIREMENT SALE, AFTER 20 YEARS OF OWNERSHIP  
 EPC'S - OWNERS C71 / FLATS D&E  
 FIBRE BROADBAND

**CONTENTS:**

Page 1 : Aerial view  
 Page 2 : Summary, location, property and business overview  
 Pages 3 & 4 : Owners accommodation photos  
 Page 5 : Schedule of Owners accommodation and flats  
 Pages, 6,7 and 8 : Photos of flats, in order Caerhays, Daymer, Fowey, Gorran, Epphaven and Heligan.  
 Page 9 : Property Information  
 Page 10 : Floor Plans  
 Pages 11 & 12 : Exterior photos

**NB : Further photographs of each letting unit and larger image files of floor plans available upon request.**

**LOCATION:**

The Old Rectory has an elevated position over the quintessential rural village of Lanreath in South East Cornwall. The village has a Church at its centre, a village shop / post office, a pub currently undergoing refurbishment in the centre of the village and a licensed premises on the edge.

Primary schooling is at a nearby village (Pelynt) and secondary schooling, national and niche retailers and train line at Liskeard which is c. 10 miles away.

The area and indeed village are a desirable part of the County and are popular with visitors who can enjoy good access to several popular day visitor locations (Looe, Polperro and Fowey) and the numerous beaches and river inlets.

**PROPERTY:**

The Old Rectory is a substantial 4 storey, (with basement /cellar) Non-Listed property, built in the 1820's featuring sizeable high ceilinged rooms and character features indicative of the Georgian period.

The property was, we understand, converted in the 1960's to provide the current 6 letting flats, while retaining almost all of the Ground Floor as sizeable owners accommodation.



Part of the owners accommodation on the ground floor could be used to make one of the lets bigger (Caerhays). Historically this has been a 2 bedroom Ground Floor option.

On the First Floor there is flexibility to link Epphaven and Gorran, and Fowey and Daymer if desired.

The property could of course lend itself to those requiring more owners accommodation or on a Bed and Board basis, such is the scale and variety of rooms.

Overall, in our opinion, the property and grounds have been well maintained and offer a buyer the opportunity to live and have an income in a very special property and location.

**BUSINESS:**

Our clients have had the business for the past 20 years and are now selling due to impending retirement. The property has afforded our clients a wonderful family home and income. Our clients run the business very much to suit their needs, opening between April and October, with an average turnover of c. £40,000 pa. There is of course considerable scope to increase the turnover should a prospective buyer wish to do so.

For further information regarding our clients business please see web listing:

[www.oldrectory-lanreath.co.uk](http://www.oldrectory-lanreath.co.uk)













## SCHEDULE OF ACCOMMODATION:

Entrance Lobby area, with slate floor, built in cupboards and fire alarm box. Through to:

Inner hallway with entry to private accommodation; stairs to first and second floors and utility room with stairs to basement / cellar.

## OWNERS ACCOMMODATION

**Sitting Room :** A sizeable room with interconnecting doors to Dining Room, windows to two sides with views over the front and side gardens. Multi-fuel burner with marble hearth.

**Dining Room :** Door to garden and interconnecting doors to Sitting Room.

**Kitchen :** Door to conservatory and through to two bedrooms, matching base and wall units, island unit with sink and 6 ring electric hob and oven. Tiled floor. Space for breakfast table.

**Conservatory :** Fully glazed on three sides with views over and access to the private garden.

**Study :** From the owners hallway, access to bedrooms and study, which has windows to the front and side over the gardens.

**Bedrooms :** Four (4) double bedrooms, with views to the side, and front, two of which have an interconnecting bath / shower, with separate wc.

**Shower Room :** Large shower, low level wc and wash basin



## LETTING UNITS

### Ground Floor :

**Caerhays (1 or 2 bedroom) :** The only unit on the ground floor which is accessed via front door and has the capacity to be made into a two bedroom unit by utilising one of the connecting owners bedrooms, briefly comprising a lounge area with view to side garden, kitchen, double bedroom and bath / shower over.

### First Floor :

**Epphaven (2 bedrooms) :** Lounge, kitchen and dining area with views over side garden, two double/twin bedrooms (one dual aspect), bath / shower over.

**Daymer (2 bedrooms, connects to Fowey) :** Lounge with elevated country and village views, two double/twin bedrooms, kitchen and bath / shower over.

**Fowey (2 bedrooms) :** Lounge with elevated views to the rear over the countryside and also to the side gardens, two double/twin bedrooms, kitchen and bath / shower.

**Gorran (1 bedroom) :** Lounge, kitchen and dining area, with windows to the side garden and front. Double bedroom and bath / shower over.



## Second Floor:

**Heligan (2 bedrooms) :** Lounge, kitchen and dining area with elevated views over the village and countryside, two double/twin bedrooms (one dual aspect), bath / shower over.

**Lower Ground Floor :** Cellar / Basement, accessed via Ground Floor electrical cupboard, advised power and light.

## OUTSIDE AREAS

Parking to the front for 6 guest cars.

EV Charger  
Laundry Room

**Garden :** The gardens are a real delight with well stocked borders, lawns, a woodland walk, play area, patio / terrace and the heated (air source heat pump) swimming pool. The guests have use of the gardens to the front and side.

Our clients have a private garden area to the side with a greenhouse, shed, soft fruit netted area, garden refuse and parking.

The guests also have use of a games room (c. 13m x 7m - external measurement), which has 2 x pool tables, air hockey and table tennis.

















**GENERAL INFORMATION:****SERVICES:**

Advised by clients:

Mains Water  
Mains Drainage  
Two 3 Phase electricity supplies  
No mains Gas  
Oil fired central heating to Ground Floor  
Air source heat pump for heated swimming pool

Interested parties to make their own enquiries through Statutory Utility providers.

**TENURE:**

Freehold Title CL125423, advised no public rights of way, restrictive covenants or easements over the land.

**METHOD OF SALE:**

Transfer of assets and goodwill as a going concern.

**VAT:**

We are advised the business is not Registered for VAT on sales.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES & COUNCIL TAX:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current (effective April 2023) rateable value is £9.900 so for qualifying purchaser there will be no rates payable. Council tax Band E

**INVENTORY OF FIXTURES & FITTINGS:**

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion. Clients own furniture to to removed.

**ENERGY PERFORMANCE CERTIFICATES:**

The Old Rectory : C71  
Letting flats are D & E various ranges  
Copies of all available upon request as part of Data Pack.

**FINANCE OF PURCHASE:**

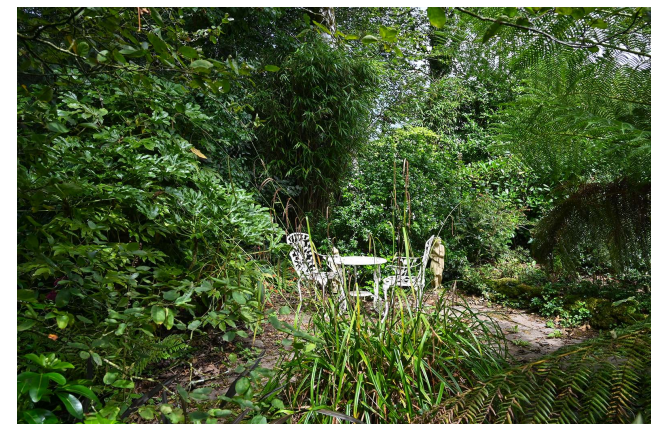
If you require and advice on a potential purchase of The Old Rectory, at no initial cost, please contact Graham Timmins on details below.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019 / 07900 604078  
Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022  
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)















**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards