

## For Sale- Freehold

Elegant 8 Bedroom Victorian Bed and Breakfast in Torquay

- Superb Lifestyle Operation
- 8 en-suite guest rooms
- Spacious 1 bed owners' accommodation
- Sun terrace and enclosed courtyard
- Parking for 4 vehicles (unrestricted on road)
- Located in prime trading area of Torquay
- Potential to increase turnover
- Much investment over the years
- EPC Rating c



The Netley

Freehold Price: **£535,000** Guide Price

The Netley, 52 Bampfylde Road, Torquay, Devon, TQ2 5AY

Ref: CD-20149



## Summary

The Netley is ideally situated in a sought-after area of Torquay with excellent access to local amenities and only a minutes' walk to local shops, beaches, the harbour and town centre.

Torquay is the largest of the three towns, which make up the popular holiday region of Torbay. Affectionately known as the English Riviera, Torquay is renowned for its excellent climatic conditions. Since it first became popular in the 19th Century, Torquay has grown into a cosmopolitan town with many modern attractions and nine sandy beaches. Torquay has a bustling harbourside and marina with an array of pavement cafes, stylish boutiques, restaurants, and bars.

## The Property

A 3 storey Victorian Villa, under a pitched slate roof with painted rendered elevations and floor to ceiling windows retaining many original features. The property briefly comprising private lounge, guest dining room, kitchen, 8 en-suite letting rooms, 1 bedroom owner's accommodation with private entrance onto the sun terrace, enclosed rear courtyard and private parking for 4 cars.

## Internal Details

Side entrance door to entrance vestibule with period tiled floor, glazed timber door to entrance hall with period features including high ceilings, period tiled flooring and feature turning staircase.

Leading off entrance hall...

Private Lounge (15' x 14') - a light and airy room with feature period fireplace, large sash windows to front with views of the sun terrace to the front of the property. This room is currently used by the owners but could revert to being used by guests if required.

Guest Dining Room (21' x 13') - covers for 14, period floor to ceiling sash bay window with views to sun terrace, decorative feature ceiling giving a light and spacious feel to the room.

Kitchen - 'L' shaped fully equipped with 2 by 4 ring gas cookers, double stainless-steel sink, wash hand basin, range of work surfaces with base units under, open wall mounted cupboards, dishwasher, fridge, freezer, windows, door to rear laundry area and door down to owner's accommodation.

### Letting rooms- Ground floor

Room 1 (12'x 10') Double room with side aspects out, en-suite shower and corner basin. This room is currently not used by the owners for bookings, however, could easily be brought back online.

Room 2 (12'x 11') Double room with window seat facing the rear, en-suite shower, and corner basin.

Half landing-

Room 3 (14'x 8') Double, rear facing room with en-suite shower and corner basin.



### First floor-

First Floor Landing - large landing, built in linen cupboards and access to loft space.

Room 4 (10'x 9') Bunk beds with en-suite shower and corner sink. Room 4 benefits from an internal access door to room 5, making this an idea family suite.

Room 5 (16' x 10') Double room with aspects to the rear, en-suite shower, and corner basin.

Room 6 (10'x 8') Spacious single room with window to the rear, en-suite shower.

Room 7 (15'x 13') Large double room with feature bay window with aspects over the recreational ground to the front, en-suite, and corner basin.

Room 8 (16' x 14') Family room (double and single bed), large front facing window and en-suite shower.

### Owners Accommodation

Accessed either internally via stairs to the lower ground floor or externally from the patio sun terrace. The accommodation comprises of:

Lounge (14' x 13') Feature uPVC split stable door/window leading to a small terrace to the front of the property.

Master Bedroom (12' x 11') - large double room with window to side, central heating and large en-suite with shower.

### External Details

To the front of the property is guest car parking for 4 vehicles, an attractive sun terrace and patio area with decorative balustrade and private steps leading to owner's accommodation.

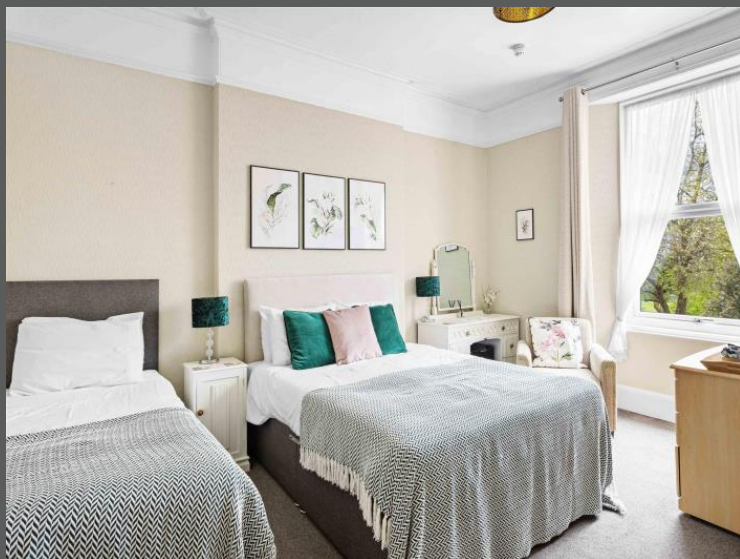
To the rear of the property is an enclosed courtyard area with large (12' x 14') timber shed, lean-to laundry room and steps leading to service lane to rear.

### The Business

The Netley has been owned by our clients since 2022 and is operated as a lifestyle business. Since purchasing The Netley, our clients have invested heavily throughout the Guest House, with all rooms and guest areas tastefully decorated and presented to the highest standards.

The business has a user-friendly website, [www.thenetleyhotel.co.uk](http://www.thenetleyhotel.co.uk) and ranks highly among OTA's, currently no.5 small hotel on TripAdvisor with a 5\* guest rating, rated 28/ 153 B&Bs in Torbay, 9.5/ 10 booking.com rating, 5\* rated on [www.englishriviera.co.uk](http://www.englishriviera.co.uk) and see a 4.9/5 ranking on Google.

Currently run on restricted opening season due to the vendor's lifestyle choice, and reduced rooms, there is scope to increase revenue extending the trading season and opening up room 1 to the public.



Our clients, a husband-and-wife team, have loved their time at The Netley, however due to a change in one of our clients employment, this means working away a great deal and not being able to assist with the daily workings of the guest house.

Our clients will be presenting the opportunity to purchase a stunning guest house in a very desirable position within Torquay.

## Tenure

Freehold, with a guide price of £535,000.

## Trading information

Full accounting information will be available to bona fide applicants.

## Business Rates

Current valuation as registered on the 2023 rating list is £3,850.

## Services

We are advised all mains services are connected, including gas.

## Stock at Valuation

If applicable, stock is to be purchased on the day of completion, and in addition to the purchase price.

## Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

## Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

## Anti Money Laundering Regulations

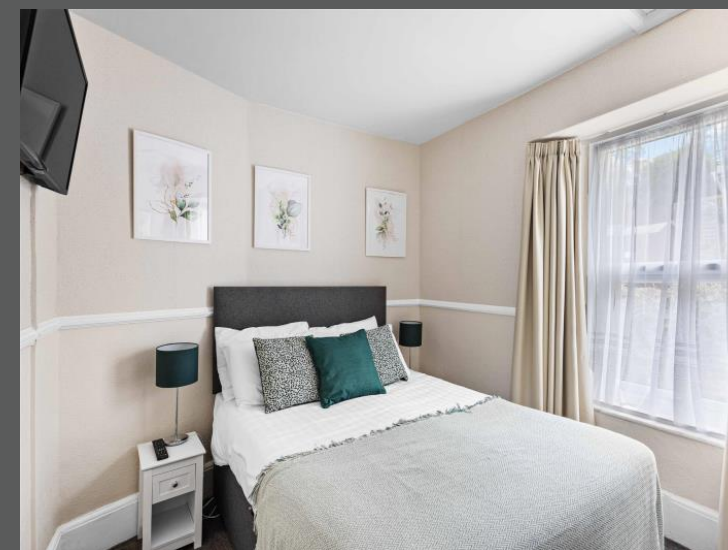
Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

## Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.







To arrange a viewing please contact:

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