

Freehold For Sale

Superior Detached 9-Bedroom Guest House

- Presented to the highest standards throughout
- 8/9-en-suite letting rooms
- Superb 1/2 owners' accommodation with private garden
- Ample guest parking
- Short walk to the railway station and seafront beyond
- Consistent turnover and strong NET profits
- EPC rating D

Freehold Price: **£725,000** Guide Price



Silverlands Guest House

Silverlands Guest House, 27 Newton Road, Torquay, Torbay, TQ2 5DB

Ref: CD-20148

Summary

Silverlands Guest House is situated on one of the main roads into Torquay close to local amenities and tourist attractions within easy access of a local bus stop and Torre train station.

Torquay is a very popular holiday destination and a “foodies” delight with world class seafood locally caught and a bustling harbour lined with cafés, bars, and restaurants. It’s a haven for seaside enthusiasts with one of the region’s most stunning, unspoilt coastlines, which stretches for over 22 miles and offers breathtaking viewings over the sparkling waters of the English Channel. Boasting not only several beautiful sandy beaches, Torquay is also renowned for its elegant Victorian architecture which adds a touch of timeless charm around the town along with a palm-tree lined promenade and more things to do than any other UK resort.

The town has a fascinating culture and rich heritage including its connection to the famous crime writer Agatha Christie, who was born in Torquay.

The Property

An immaculately presented detached guest house laid out over 2 stories and very well positioned on one of the main arterial routes into Torquay. The property briefly comprises 9 superb en-suite letting rooms, dining area, high end kitchen with laundry room off.

The spacious owner’s accommodation is situated to the rear of the property and enjoys a stunning lounge and dining area with conservatory off which enjoys a feature log burner and aspects out to the private garden and tiered deck. The internal corridor leads to a family shower room and owner’s bedroom which is unique with a full mezzanine over providing a cosy snug/ office area.

Externally, there is an established garden and storage shed to the rear, and guest parking area to the front.

Internal Details

Approaching from car park through the main glazed door into an outer vestibule with internal entrance door leading you into the main reception lobby (13'x 13') with comfortable seating, guest information brochures and principal doors leading into...

Room 3- (14'x 12') Super King 4-poster room with front facing bay window, steps up to en-suite shower.

Off the reception, stairs up to...

Room 4- (13'x 9') King size room with viewing over the garden, en-suite shower.

Room 5- (13'x 9') Double room with aspects over the rear garden, en-suite shower.

From reception, and moving towards the breakfast room....

Under stair storage cupboard.



Room 1- (15'x 12') King size front facing room with en-suite shower. (used by owners for own accommodation when necessary)

Room 2- (13'x 10') King size room with garden views and large en-suite shower.

Guest breakfast room ((23'x 11') a beautiful light and airy room with door to laundry room, aspects over the car park.

First floor- landing lobby with access to....

Room 6- (15'x 10') Front facing Double room with en-suite shower.

Room 7- (11'x 10') Front facing Double room with en-suite shower.

Room 9- (14'x 10') Dual aspect King size room with en-suite shower.

Outside of room 9 is a fire escape leading onto the rear flat roof.

Room 10- (14'x 9') Large dual aspect Double room with en-suite shower.

(In all guest rooms you have quality oak furniture)

Owners' accommodation-

Off the breakfast room lobby, access to....

Walk-through laundry and store (14'x 9') Washer and dryer, airy racks, and storage, with plenty of space for fridge/ freezers.

Kitchen- (14'x 10') a beautiful, and newly renovated domestic kitchen with commercial cooking appliances and aspects out over the rear garden.

Private dining room- (13'x 10') ample space for a corner sofa, CCTV monitor display, a large dining table and chairs and archway walk through to....

Conservatory- (13'x 12') a stunning room with feature log burner and views out over the decking and garden.

Owners' bedroom- (17'x 12') a unique spacious room, split via a mezzanine with the lower portion offering a Super King bed, built-in wardrobes, with the upper mezzanine level providing a snug area and office. The accommodation is versatile and suitable for a couple or a family and has many options.

External Details

Situated to the front of Silverlands Guest House is a generous parking area for all guests. Side gate gives access to a large garden with rockery and is solely used by the owners, providing a lovely relaxing space, with useful storage shed, tiered decked area not overlooked and mature gardens.

The Business

Owned and operated by our clients since 2015. In their time of ownership Silverlands Guest House has been fully refurbished to the highest standards with all rooms being tastefully decorated with modern en-suites, new carpets, 42" TV's and quality oak furniture throughout.

The business, which trades throughout the season and closes during the winter months, has continued to excel with a great focus on customer service and ensuring all guests have a memorable stay, which is evident among their online rankings, currently a top



10 Guest House in Torquay with a 5* TripAdvisor rating, 9.6/10 on booking.com and 9/10 rating on Hotels.com.

Our clients have made the difficult decision to market Silverlands Guest House, with a wish to semi-retire.

Business Rates

Current valuation as registered on the 2023 rating list is £6,400.

Tenure

Freehold, with a guide price of £725,000 to include fixtures, fittings and goodwill. Stock at valuation in addition. No direct approach to be made to the business; please direct all communications through Charles Darrow. Viewing strictly by appointment only.

Trading Information

The business enjoys a great deal of repeat business throughout the year and a high number of direct bookings with a consistent level of turnover and high NET profits with a great deal of scope to increase should any purchaser wish.

Full accounting information will be provided to bona fide applicants.

Services

We are advised all main services are connected including gas.

Stock at Valuation

If applicable, Stock is to be purchased at valuation on the day of completion.

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/uksi/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 regards.

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.

Solicitor Costs

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



To arrange a viewing please contact:

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