

# Treloyhan Manor Hotel

Carbis Bay, St Ives TR26 2AL

On the instructions of John Lowe and Yasmin Bhikha, Joint Administrators of Methodist Guild Holidays Limited



savills

# THE TRELOYHAN MANOR HOTEL

Carbis Bay, St Ives  
TR26 2AL

St Ives (centre) 0.8 miles, Penzance 9 miles,  
Truro 24 miles  
(all distances are approximate)

*An excellent opportunity to acquire a 39  
bedroom Manor House Hotel in the sought  
after location of St Ives*

## Executive Summary

39 bedrooms (of which 26 are en  
suite)

6 staff bedrooms

Range of public areas

Period features

Car parking for 54 cars

Site extending to c.4.11 acres

Freehold





## Treloyhan Manor Hotel

Treloyhan Manor was constructed in 1892 as a private house by Edward Hain, a Cornish shipping magnate, and was converted into a hotel in around 1930. The hotel is set in attractive grounds and occupies an elevated position affording views across St Ives Bay towards Gwithian Beach. The centre of St Ives and Porthminster Beach are 0.8 miles and 0.5 miles respectively from the hotel.

### Location

The property is located to the south east of the centre of St Ives and is easily accessible by road with the A30 3.3 miles to the south east. There is a mainline railway station in Penzance, around 9 miles to the south. Newquay Airport is 38 miles to the east.

### St Ives

St Ives is a popular seaside resort in an excellent location on Cornwall's north coast. The town has a number of demand drivers including sandy beaches such as Porthminster beach and the nearby 3 mile long Gwithian beach. St Ives won best UK seaside town in both 2011 and 2010. Within the town are a range of independent shops and restaurants as well as the renowned Tate St Ives gallery with over 300,000 visitors in 2018.

## Accommodation

Bedrooms are arranged over ground, first and second floors with excellent sea views from first and second floor rooms.

There are 39 bedrooms in total, of which 26 are en suite. All bedrooms on the ground and first floors are en suite with a majority of those on the second floor without en suite facilities. Those bedrooms on the second floor without en suite facilities have shared bathroom facilities.

A breakdown of the current letting accommodation is provided as follows:

Room Type	Number
Single	6
Double	20
Twin	6
Family	7

## Staff Accommodation

On the second floor there are 6 staff rooms which make use of shared bathrooms. Subject to the necessary consents, these would convert to additional letting accommodation.







## Public Areas

The hotel benefits from a number of well proportioned principal lounges and public areas.

A number of period features remain including decorative plasterwork, wood panelling and open fire places.

We have set out the capacity of the public areas below:

- Guest Lounge with seating for around 20
- Reception Lounge with seating for around 20
- Dining rooms with seating for around 80
- Library
- Games Room



## Back of House areas

Large commercial kitchen. Storage areas and offices.

## External

Mature gardens and grounds. Car parking for 54 cars.

Freehold. In total c.4.11 acres.





## GENERAL INFORMATION

### Services

All mains services.

### Tenure

Freehold

### Energy Rating

Full documentation can be made available on request.

### TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

### VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

### Fixtures and Fittings

The property is being sold as seen.

### Local Authority

Cornwall Council, County Hall, Truro, TR3 1AY

<https://www.cornwall.gov.uk/>

### Rateable Value

£47,500 for the hotel and premises.

### Contact

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### Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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