



For Sale

Guide Price £1.95m

Penmere Manor Hotel, Mongleath Road,
Falmouth, Cornwall TR11 4PN

2.94 Acres
(1.19 Hectares)

Summary

- Grade II independent country house hotel
- 37 en suite letting bedrooms
- Manor Restaurant (80) and Bar (24)
- Passingham Suite (30) and Boardroom (12)
- Indoor leisure club to include swimming pool, sauna, gym and spa bath
- 2.94 acre grounds
- Net sales in excess of £1.1m with ample room for growth

Location:

Falmouth lies approximately twelve miles from Truro, Cornwall's capital and principal administrative and retail centre. The town is popular by its immediate proximity to the water and is a vibrant and growing community with a considerable influx on year road visitors for leisure and business purposes. The town has an economy based on tourism, itself based on its sandy beaches and safe sailing waters, as well as education (University College Falmouth, Combined Universities Cornwall and Falmouth Marine College) and also its deep water commercial docks.

There is the benefit of branch line railway services and an established road network to access West to Helston and the Lizard peninsula, East to the Roseland Peninsula and inland to Truro.

Penmere Manor Hotel is approximately 1 mile inland from the harbour in a broadly residential area, but within its own woodland setting. It certainly proves for a sense of arrival and is a perfect base for events and leisure, alongside guests travelling for work and play.

Description:

The Penmere Manor Hotel is a smart, independently run hotel offering 37 en suite guest bedrooms, extensive leisure, dining and function space all within an enclosed setting within ever popular Falmouth. The property has been in the current ownership from 2008 and as an established business it offers further growth in all aspects. Originally a 19th century country house the property was sensitively and extensively extended in the 20th century and provides for an attractive hotel setting with comfortable break out rooms for dining, small functions and meetings, alongside indoor leisure facilities (with non resident membership) and well proportioned letting bedrooms.

With the owners looking to retire there is also the option for their independent neighbouring private residence, under separate title, for £600,000.

[Click here to view the site](#)

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

Room type	Number
Single	1
Double/Twin	24
Family (3)	7
Family (4)	5

The grounds extend to 2.94 acres which includes a number of guest and staff car parking areas, sweeping lawns and woodland.

The principle hotel building is set out over basement, ground and first floor and provides for formal reception and breakout seating areas, Manor Restaurant and bar, Passingham Suite, the Boardroom and the back of house facilities. Internal and independent access to the leisure complex for resident and non resident member use. First floor letting bedrooms, with the remaining bedrooms within the adjoining annex.

The business has been owned and run by our client from 2008 and retirement beckons. It is run as a highly rated 3* independent hotel with a full staff compliment. Opportunity exists to push off season occupancy, increase non resident restaurant and event trade, and grow the leisure membership (currently c120 annual members) and it may suite a branded offer. Trading information and occupancy will be made available to interested parties following a formal viewing, proof of funding and NDA.

Offered for sale as a transfer of the going concern off an asking price of £1.95m, which will include goodwill and the trading inventory. TUPE will apply and all bookings are to be honoured. Stock will be available in addition and at valuation and at completion.

Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (56)

Planning:

Planning class C1 (hotel) use. Grade II Listed and within tree preservation area.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £56,500, therefore making the approximate Rates Payable £21,295 per annum for 2026/27 under the RHL standard multiplier.

Interested parties are advised to confirm the rating liability with Cornwall council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold is available for £1.95m

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

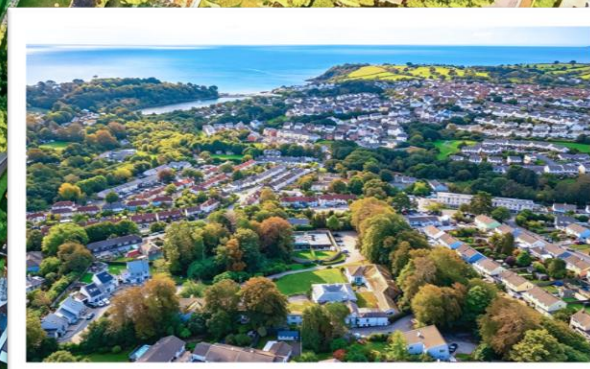
VAT:

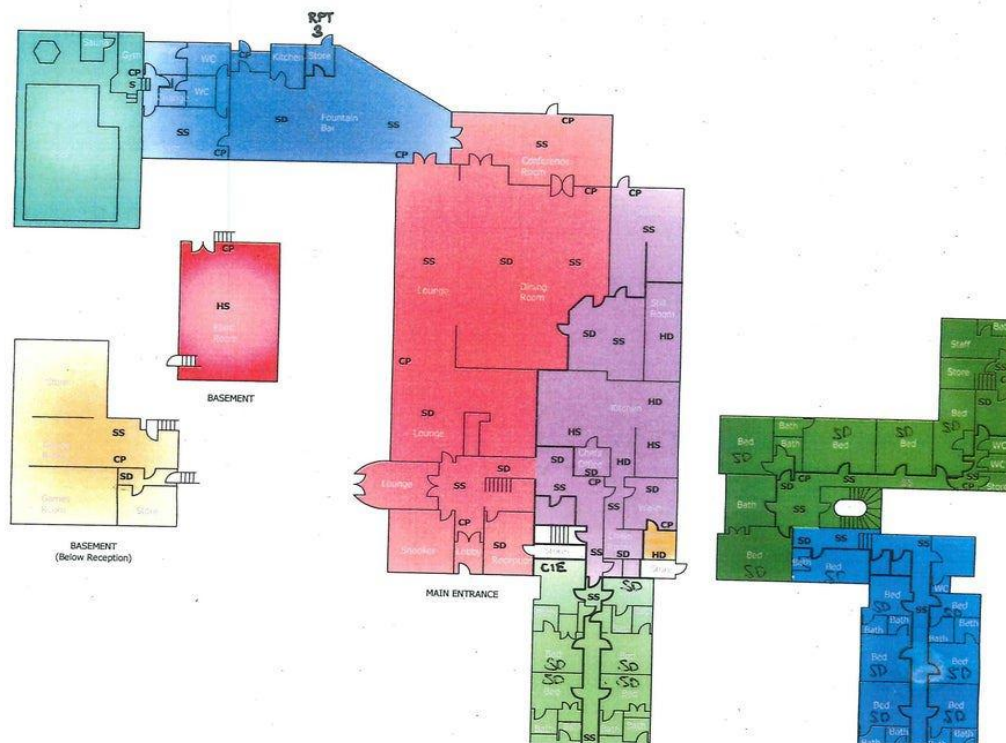
All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

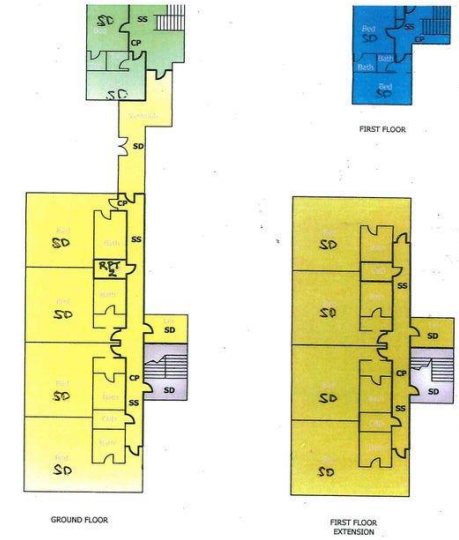
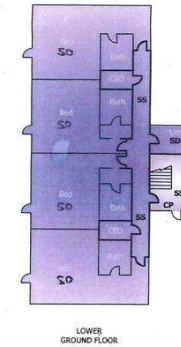
For further information or to arrange a viewing please contact the sole agents.







Floor Plan



FIRE ZONES

CONTACT THE AGENT

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