



COMMONWOOD MANOR

St Martin's Road, Looe, Cornwall, PL13 1LP

FREEHOLD: £750,000 | REF: 3246736

KEY HIGHLIGHTS

- By Appointment of the Administrators
- 10 en suite bedrooms. Stunning views
- 2/3 bedroom owners accommodation
- Large garden with swimming pool
- Hotel not trading.
- EPC Rating C

LOCATION

This well positioned hotel is located in the highly desirable harbour town and fishing port of East Looe in South East Cornwall. Its prime location overlooking Looe Valley gives easy access to the many visiting tourists. Looe is a great family resort with many restaurants and shops to visit all year round. Looe is 19 miles west of Plymouth and seven miles south of Liskeard, divided in two by the River Looe, East Looe and West Looe being connected by a bridge.



DESCRIPTION

Commonwood Manor is believed to have been built by an Italian/French Merchant and Musician in the 1890s as a Victorian family home. Its construction took inspiration from Italian Villas of the time with large light airy rooms and many French doors to maximise light and views over the river and valley.

Commonwood Manor was run as a popular bed & breakfast, however the business ceased trading in 2022 when the hotel was sold to new owners. Since then the hotel has remained closed. The hotel is now in need of refurbishment works throughout.

On behalf of Administrators CRG Insolvency & Financial Recovery, Christie & Co are instructed on the sale of Commonwood Manor.

GROUND FLOOR

- Entrance/hallway
- Reception
- Lounge bar
- Sitting room
- Open plan kitchen & dining room
- Library/second lounge
- Laundry room
- WC
- Office
- Stores

LETTING ACCOMMODATION

The hotel comprises ten en suite letting bedrooms, of which nine are located on the first floor and one on the second floor. Nine bedrooms are double/twin or larger and one bedroom is a single.

OWNER'S ACCOMMODATION

Located on the second floor is a two bedroom owners apartment with en suite shower room.

In addition, there is an extra room accessed via the corridor which could suit an extra bedroom or an office.

EXTERNAL DETAILS

Parking for approximately 16 vehicles approached via a winding driveway. Patio area and terrace suitable for alfresco dining with fantastic views across the estuary. Large mature gardens including an outdoor heated swimming pool.





TRADING INFORMATION

No trading information is available.

DEVELOPMENT POTENTIAL

Commonwood Manor could suite alternative use such as redevelopment subject to any necessary planning consents.

TENURE

Freehold.

BUSINESS RATES

Rateable value with effect from 1 April 2023 £3,750. Please note this not what you pay in business rates. Your local council uses the rateable value to calculate the business rates bill.

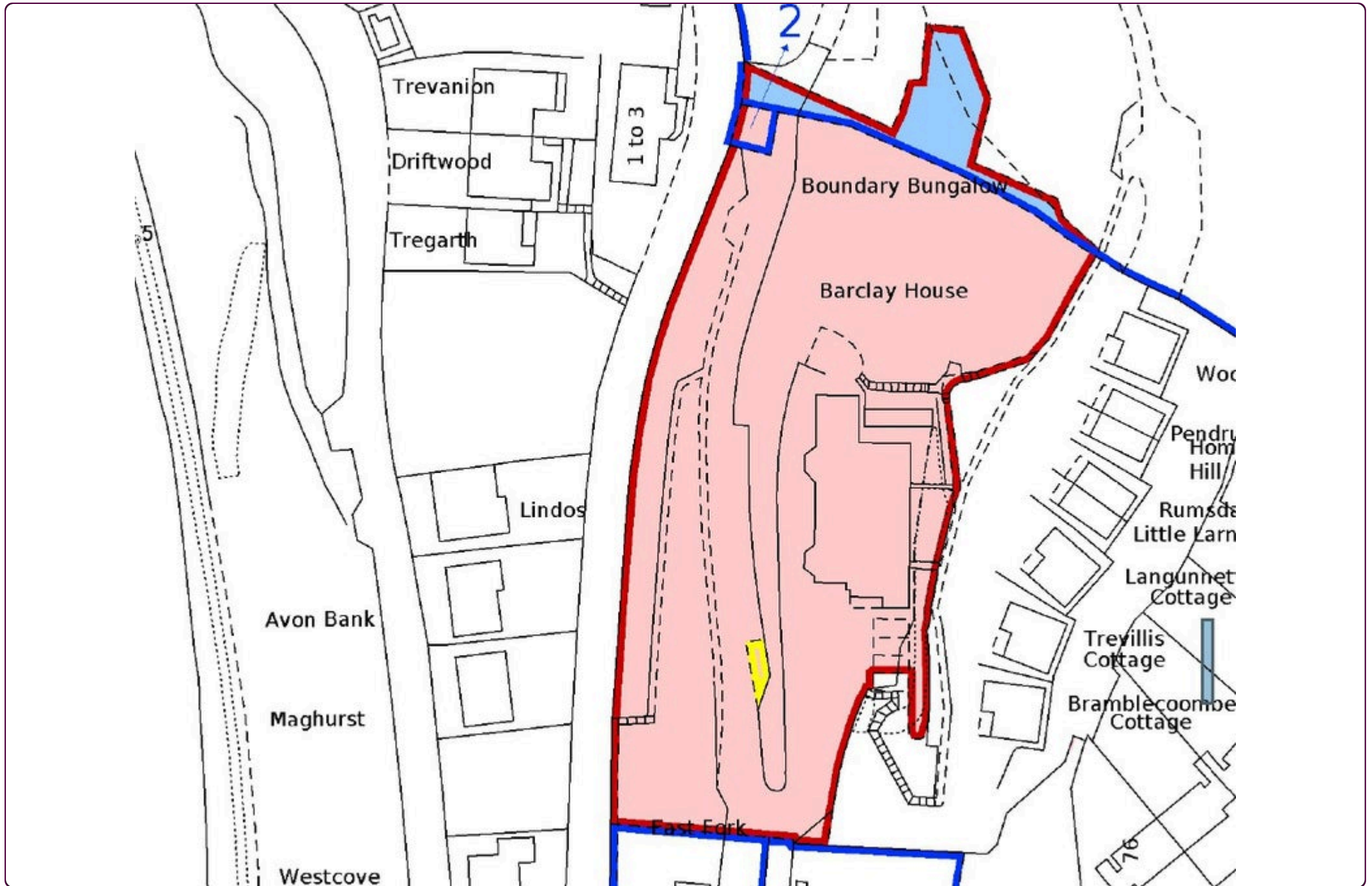
Residential accommodation Council Tax band A.

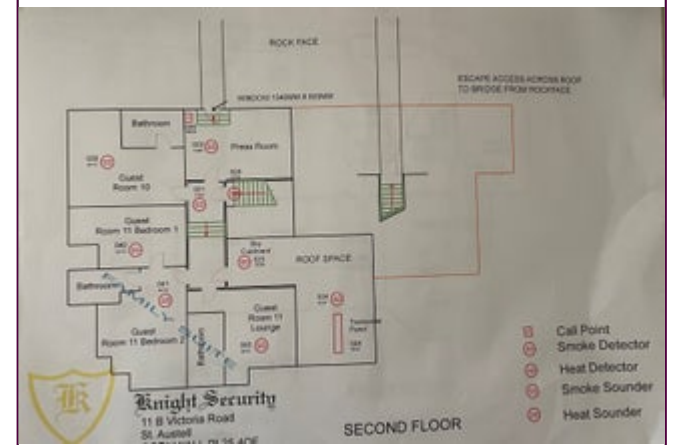
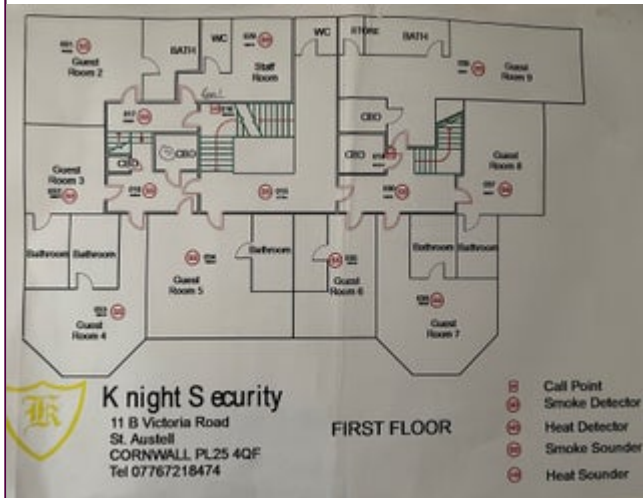
COVENANT INFORMATION

Please note the driveway is subject to rights of way in favour of neighbouring property owners. In addition, there are two parking spaces designated to neighbouring property owners. Buyers should undertake their own investigations to confirm if any other rights, easements or covenants effect the title.









DEBT & INSURANCE ADVISORY

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.