

20 LUXUS HOUSE  
FORGE LANE, SALTASH  
CORNWALL, PL12 6LX

L43643B

Ref No: L1408

Tel: 01752 20 60 20

## THE CROOKED INN

TREMATON, SALTASH, CORNWALL, PL12 4RZ.

- \* *Stunning country free house inn and hotel with 15 quality en suite letting bedrooms*
- \* *Set in approx. 10 acres in an Area of Outstanding Natural Beauty*
- \* *Charming bar, restaurant and functions facilities, fully equipped commercial kitchens*
- \* *Trade patio and gardens together with large car park*
- \* *Stunning detached luxury private accommodation (approx. 3,000ft<sup>2</sup>) with:*
- \* *Open-plan living areas, 3 large en suite bedrooms and indoor swimming pool*
- \* *Reputable and well established business*
- \* *Turnover approx. £550,000 per annum offering huge potential for development*
- \* *Viewing highly recommended*



The Crooked Inn is located in a delightful country setting amid the rolling countryside of South East Cornwall, close to the western edge of the beautiful Tamar Valley and in an Area of Outstanding Natural Beauty. The scattered rural hamlet of Trematon is conveniently located approx. half a mile or so from the A38 which in turn gives access to Saltash, Plymouth and beyond. Saltash has an array of shopping and recreational facilities including a Waitrose store on its northern outskirts, and a mainline railway station (Plymouth to London Paddington 3 hours). Plymouth lies within commuting distance and boasts a wide range of facilities centred around its historic and fascinating waterfront. Golf and other leisure facilities are available at St. Mellion International Golf Resort and the China Fleet Country Club, Saltash. Boating and other water sports are available on the Rivers Tamar and Lynher and can be accessed by the tidal waters at Forder Creek, or at Saltash with its long water frontage. The wide expanse of the beautiful coastline at Whitsand, Tregantle and Looe Bay are only a short drive to the south.

The property stands in approx. 10 acres and from its slightly elevated position enjoys outstanding views across the surrounding landscape. The pub building was created as a conversion of an older property in 1986, shortly after a major fire destroyed the original manor house situated on this site. The pub offers a wealth of "olde worlde" character features and rural charm, with large bar areas including a substantial conservatory area plus additional dining and functions areas, commercial kitchens etc. The letting accommodation is contained within two adjacent detached blocks, constructed in 1990 and 1999, and which form two sides of the courtyard area. These accommodation buildings have 15 quality en suite letting bedrooms.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.



Of major importance to this complex is a luxury detached "Grand Designs" style private residence which was built by our clients approximately 4 years ago and comprises a truly stunning detached residence [spanning some 3,000ft<sup>2</sup>] with wonderful open-plan living areas, indoor swimming pool and extensive glazed window fenestrations taking in the outstanding countryside views.

In addition, there is a separate two storey property adjacent to the hotel and pub which is currently utilised as staff accommodation. There are a variety of substantial outbuildings which are used for storage purposes, with a separate building utilised as the Biomass centre for the property. This extensive property and its grounds are presented to a high standard throughout with the business trades areas complimented by the spectacular private accommodation and an early viewing appointment is felt to be essential to fully appreciate the location, quality and appeal of this somewhat unique and highly reputable concern.

## **THE ACCOMMODATION** (ALL DIMENSIONS APPROXIMATE)

**THE PUB** comprising: -

### **GROUND FLOOR**

**ENTRANCE VESTIBULE** With stairs to first floor and access through to: -

**LOUNGE/BAR** (Approx 70m<sup>2</sup>) A charming L-shaped lounge/bar with immense character, feature fireplace with wood burner, part tiled and part slate floor, radiators, quality range of bar furniture and effects

**BAR SERVERY** With stone front, serve over counter, digital till system, bottle chillers, optics etc.

**CONSERVATORY** (Approx. 50m<sup>2</sup>) an impressive conservatory dining and functions area with slate floors, range of quality dining room tables and chairs, access to outside garden areas and stunning countryside views.

**LADIES AND GENTS CLOAKROOMS**

**UTILITY AREA**

**CELLAR UTILITY AREA** Being fully refrigerated with soft drink store.

**WINE STORE**

**ANCILLARY STORAGE ROOM**

### **FIRST FLOOR**

**RESTAURANT AND FUNCTIONS ROOM** (Approx 70m<sup>2</sup>) A charming and well appointed L-shaped restaurant and functions room which also serves as a breakfast area for guests at the hotel. With beamed ceiling, radiators, fitted carpet, dance floor, extensive range of quality dining room tables and chairs, and access to: -

**LARGE BALCONY AREA** Enjoying stunning views out across the grounds and surrounding countryside.

**KITCHEN** (Approx. 40m<sup>2</sup>) A superbly fitted and equipped commercial kitchen with extraction system, full range of stainless steel preparation counters, walk-in refrigeration, two commercial ovens, stainless steel counter refrigeration unit, induction hob, various shelving areas, and dishwashing and preparation area with commercial wall and floors, stainless steel sink unit and commercial dishwasher. [Note: the kitchen has a Three-Phase electricity supply.]

**HOTEL LETTING ACCOMMODATION** arranged in two separate blocks and comprising: -

### **BLOCK 1**

#### **GROUND FLOOR**

**RECEPTION OFFICE**

**LAUNDRY ROOM**

**LETTING BEDROOM 14** A double bedded disabled suite with **EN SUITE SHOWER ROOM.**

**LETTING BEDROOM 15** A double bedded suite with **EN SUITE BATHROOM.**

**LETTING BEDROOM 16** A double bedded suite with **EN SUITE BATHROOM.**

#### **FIRST FLOOR**

**INTERNAL STAIRCASE**

**LETTING BEDROOM 9** A double bedded room with **EN SUITE BATHROOM.**

**LETTING BEDROOM 10** A double bedded room with **EN SUITE BATHROOM.**

**LETTING BEDROOM 11** A double bedded room with **EN SUITE BATHROOM.**

**LETTING BEDROOM 12** A double bedded room with **EN SUITE BATHROOM.**

### **BLOCK 2**

#### **GROUND FLOOR**

**FRONT ENTRANCE PORCH** With stairs to upper floor and access through to: -

**LETTING BEDROOM 5** A triple bedded family room with **EN SUITE BATHROOM.**

**LETTING BEDROOM 6** A double bedded superior room with **EN SUITE SHOWER ROOM.**

**LETTING BEDROOM 7** A superior four poster double bedded room with **EN SUITE BATHROOM AND JACUZZI .**

LETTING BEDROOM 8 A triple bedded family room with **EN SUITE SHOWER ROOM**.

#### **FIRST FLOOR**

LETTING BEDROOM 1 A double bedded suite with **EN SUITE SHOWER ROOM**.

LETTING BEDROOM 2 A double bedded suite with **EN SUITE SHOWER ROOM**.

LETTING BEDROOM 3 A family bedded suite with double bedroom, separate bunk room plus **EN SUITE SHOWER ROOM**.

LETTING BEDROOM 4 A double bedded suite with **EN SUITE SHOWER ROOM**.

[NOTE: all the letting bedrooms are well appointed and set overlooking the central courtyard. All are comfortably furnished and attractively decorated and have Vispring mattresses together with Egyptian cotton bed linen. All have en suite showers or bathrooms and are centrally heated.]

**STAFF ACCOMMODATION** - a two storey building adjacent to the letting accommodation comprising: -

#### **GROUND FLOOR**

KITCHEN/DINER

UTILITY

LAUNDRY ROOM

TOILET

SHOWER ROOM

DOUBLE BEDROOM

#### **FIRST FLOOR**

LIVING ROOM

DOUBLE BEDROOM

BATHROOM

[NOTE: whilst currently utilised by staff, this unit could also be utilised for letting or additional private accommodation if required.]

**PRIVATE RESIDENCE** - a superb detached property located in its own landscaped ground with magnificent views out across the surrounding countryside. Constructed to the highest specification with a total of approx. 3,000ft<sup>2</sup> of living space over three floors, comprising: -

#### **GROUND FLOOR**

FRONT ENTRANCE VESTIBULE Providing access through to :-

KITCHEN/DINING/LIVING ROOM A stunning expansive open-plan living area with luxury fitted kitchen, dining area and lounge. Fully glazed floor to ceiling windows overlooking the gardens and surrounding countryside.

UTILITY/LAUNDRY ROOM

SEPARATE WC/CLOAKROOM

LIFT Providing access to lower ground and first floor areas.

#### **LOWER GROUND FLOOR**

INDOOR HEATED SWIMMING POOL With filtration and air handling systems.

#### **FIRST FLOOR**

LARGE LANDING Approached off central feature staircase from the ground floor family area together with the lift which provides access to the master bedroom suite.

MASTER BEDROOM A stunning suite with fully glazed floor to ceiling windows and balcony, fantastic garden and country views, walk-in wardrobes and luxury **EN SUITE BATHROOM** with vanity sink, bath, corner wet room and WC.

BEDROOM 2 A large double bedded suite with garden and country views.

BEDROOM 3 A large double bedded suite with garden and country views.

LUXURY EN SUITE BATHROOM AND SHOWER ROOM With freestanding slipper bath, corner shower, vanity sink unit and low level WC. This en suite facility can be accessed off both bedrooms 2 and 3.

[NOTE: it is felt to be somewhat unique to find private accommodation of this standard with a business. As indicated, it has its own indoor swimming pool, private lift, huge family and entertainment area and three bedrooms. The fully glazed window fenestrations to one elevation flood the house with light and take full advantage of the stunning views across surrounding countryside.]

**THE GROUNDS** The property stands in 10 acres of its own grounds and from its slightly elevated position enjoys splendid views out across the surrounding countryside. It is approached off a long drive which is conveniently located just off the main A38 trunk route. Directly to the front of the pub and hotel is a large customer car parking area together with a feature central courtyard and trade patio that includes a large feature fir tree, and picnic benches

and tables. There is also a large trade garden with children's play area to the back of the pub, bordered by mature trees and woodland. There are a number of **SUBSTANTIAL OUTBUILDINGS** and these include two large garage workshops and stores, a large storage shed and Biomass storage facility.

The private accommodation stands in its own grounds and is approached off its own drive. It can also be accessed off the car park. It stands in mature landscaped grounds with sun terrace, mature specimen trees and shrubs, duck pond, private car parking area and double garage.

**SERVICES** We understand that the property has its own Biomass heating system together with two immersion tanks providing hot water. It also benefits from both private and mains water supply. It has a septic tank water treatment shed. It also has the benefit of a Three-Phase electricity supply.

## **THE BUSINESS**

The Crooked Inn is located in a delightful country setting in an Area of Outstanding Natural Beauty in South East Cornwall. It also has the additional benefit of being located just off the main A38 trunk route and is a short drive from the busy and expanding Cornwall town of Saltash and the major South Devon city of Plymouth.

Our clients acquired the property over 40 years ago when it was originally an old manor house. Unfortunately, the manor was destroyed by fire over 35 years ago and our clients rebuilt the pub and hotel were in its place. Later, some 4 years ago, planning consent was obtained for the private accommodation.

Whilst the pub is of relatively modern purpose-built construction, it still has a wealth of country charm and character with extensive bar area, restaurant and functions facilities, complimented by quality letting accommodation.

The business is now only **OFFERED FOR SALE** as the vendors are looking to retire.

The business is **CURRENTLY FAMILY RUN** by a husband and wife team with the full-time assistance of their daughter who manages and oversees the day-to-day operation of the business, with the vendors now taking a more supervisory role in the daily operations. They employ a full complement of staff including a chef, bar staff, waiting staff etc. A full list of employees and wage costs can be made available after inspection of the premises.

The business enjoys an **EXCELLENT YEAR ROUND TRADE** and has over the years established an **EXCELLENT REPUTATION** as highly popular family run traditional country pub and hotel.

The premises are **FREE HOUSE** and offer a wide range of local real ales as well as popular lagers and ciders, which is complimented by a good selection of wines and spirits. Food proves to be popular and a varied menu is offered ranging from light lunchtime snacks to a full à la carte with a number of "specials" and many of the ingredients being locally sourced.

The quality letting accommodation is popular throughout the year with **TARIFFS** ranging from £90 per night for a standard double to around £140 per night for a superior king-size room.

We understand that the **TURNOVER** for the year ending 30 April 2023 was approximately £528,000. We understand that of this turnover approx. 35% was attributable to wet sales, 40% to food and approx. 25% attributable to letting. Additional trading figures will be made available to serious buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £10,000.

**BUSINESS RATES** For information on the rates applicable to these premises, please visit the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)).

An ideal opportunity to acquire a major country free house and hotel set in 10 acres of its own grounds in an Area of Outstanding Natural Beauty. It provides charming and extensive bar, restaurant, functions and letting facilities which is complimented by truly stunning private accommodation. An early viewing appointment is essential to fully appreciate the location, quality and appeal of this reputable and highly popular concern.

**PRICE: FREEHOLD OFFERS IN EXCESS OF £ 2,500,000 SAV**      **SOLE AGENTS**

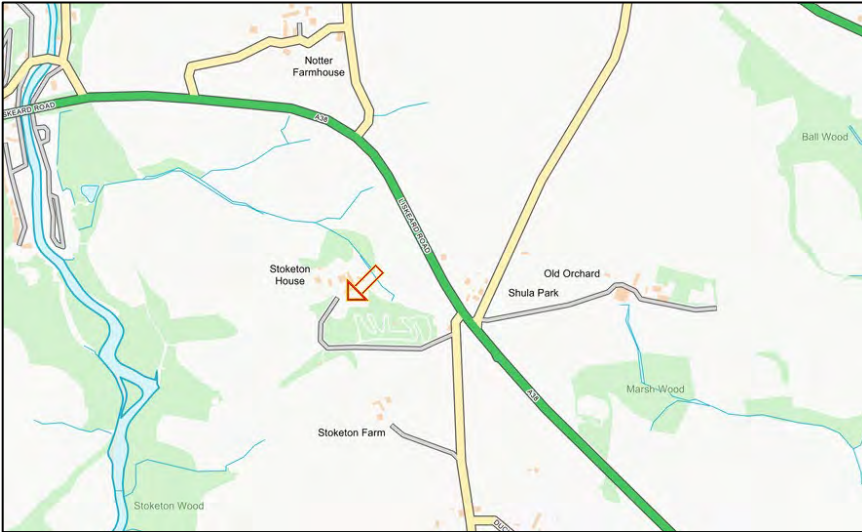
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

**VIEWING** Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

**PROFESSIONAL SERVICES** We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions.** Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

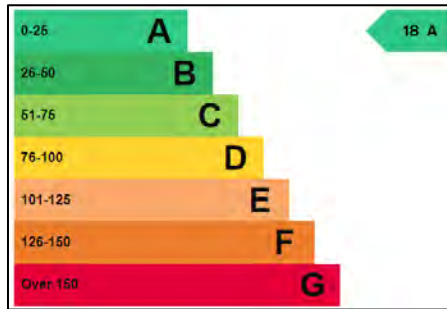
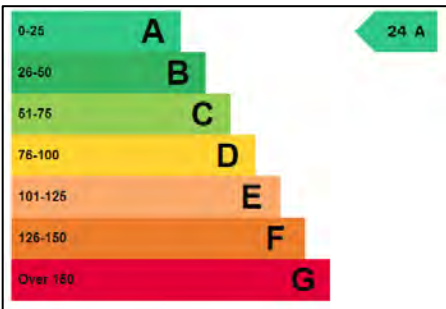
**MORTGAGES** Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

**LOCATION MAP**

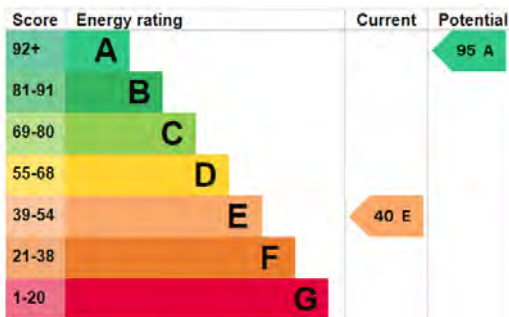


**ENERGY PERFORMANCE CERTIFICATE**

Crooked Inn



Stoketon Lodge



**GALLERY**



