



Wheal Treasure, 72 Edgumbe Avenue, Newquay, TR7 2NN

david ball
Agencies

David Ball Agencies are delighted to offer for sale this 16 bedroom former guest house in an enviable position over the picturesque Trenance park, the property also incorporates a three bedroom owners accommodation. Early viewing is highly recommended.

Offers In Excess Of £850,000

Freehold

Key Features

- Enviaible Position
- Off Street Parking for in Excess of 10 Vehicles
- 13 En-Suite Bedrooms
- Outdoor Swimming Pool
- Redevelopment Potential
- Separate Owners Accommodation
- Income Potential
- Licenced HMO



The Property

This unique property is situated on an exceptionally spacious plot in one of Newquay's most picturesque areas. Historically, it has operated as a highly successful bed and breakfast, and it currently functions as a successful HMO with an impressive annual turnover. The versatile accommodation is spread over two floors.

On the ground floor, you'll find a large communal lounge, kitchen, and dining area, three en-suite bedrooms, an additional bedroom, a bathroom, and access to the owners' accommodation. The first floor features eight additional en-suite bedrooms.

The owners' accommodation on the ground floor includes a kitchen, dining room, and two bedrooms, one of which has an en-suite. The first floor boasts a spacious lounge that opens onto a large, enclosed rear garden. The accommodation is completed by a principal en-suite bedroom.

In recent years, the current owners have explored planning permission for conversion into five flats, subject to all necessary planning and building consents. Alternatively, this well-proportioned property would be ideal as a multi-generational family home.





Externally

At the front of the property, a driveway offers off-street parking for more than 10 vehicles, complemented by a lawn area and a level paved patio.

The rear of the property features a garden primarily laid to lawn, leading to an outdoor swimming pool, which provides an ideal space for entertaining friends, guests, and family.

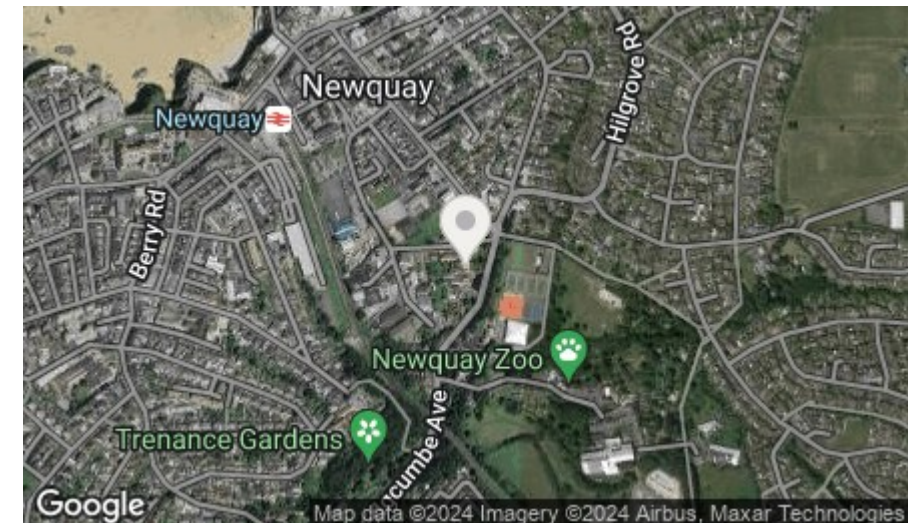




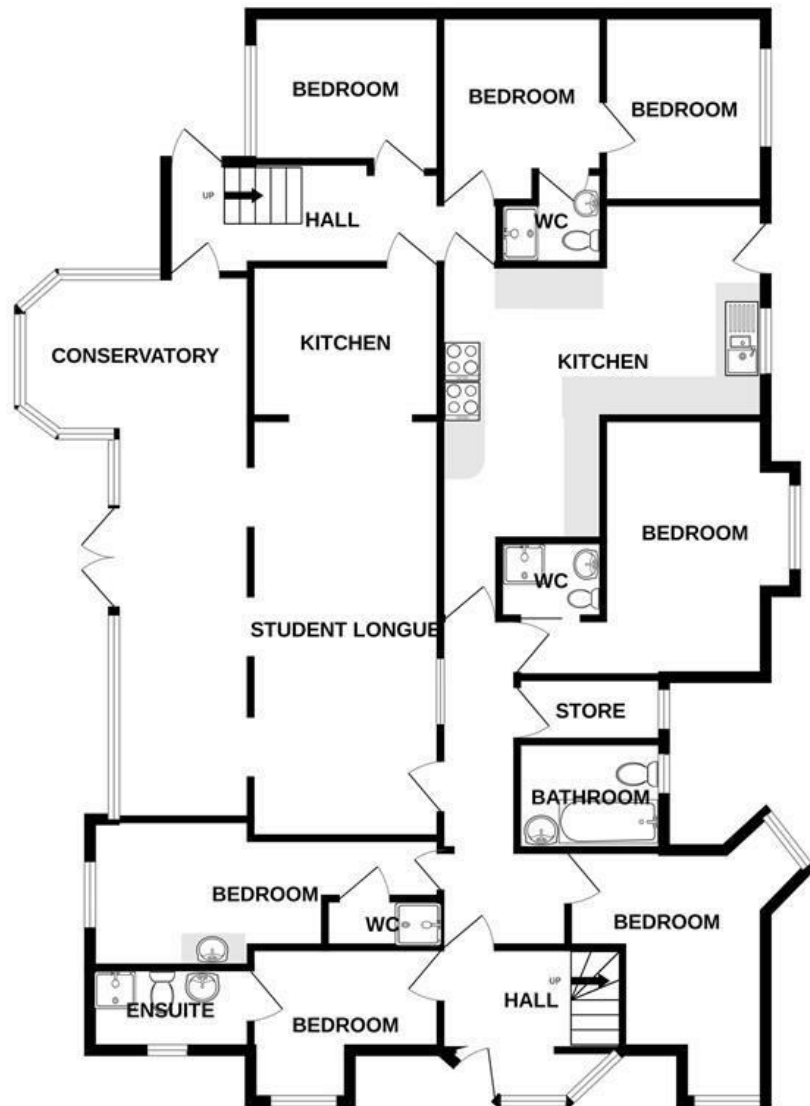
The Location

Edgcumbe Avenue can be found in the Trenance Valley Area of Newquay in an enviable position in one of Newquay's most picturesque areas. The property is in close proximity to the beautiful Trenance Gardens boating lake and tea gardens. Also in the immediate vicinity is the Heron Tennis Centre, Newquay Zoo and Waterworld. The stunning wildlife enriched Gannel Estuary is within a mile and the town of Newquay is within walking distance and offers a range of shopping, and schooling as well as an array of fashionable, bars, restaurants and nightclubs.

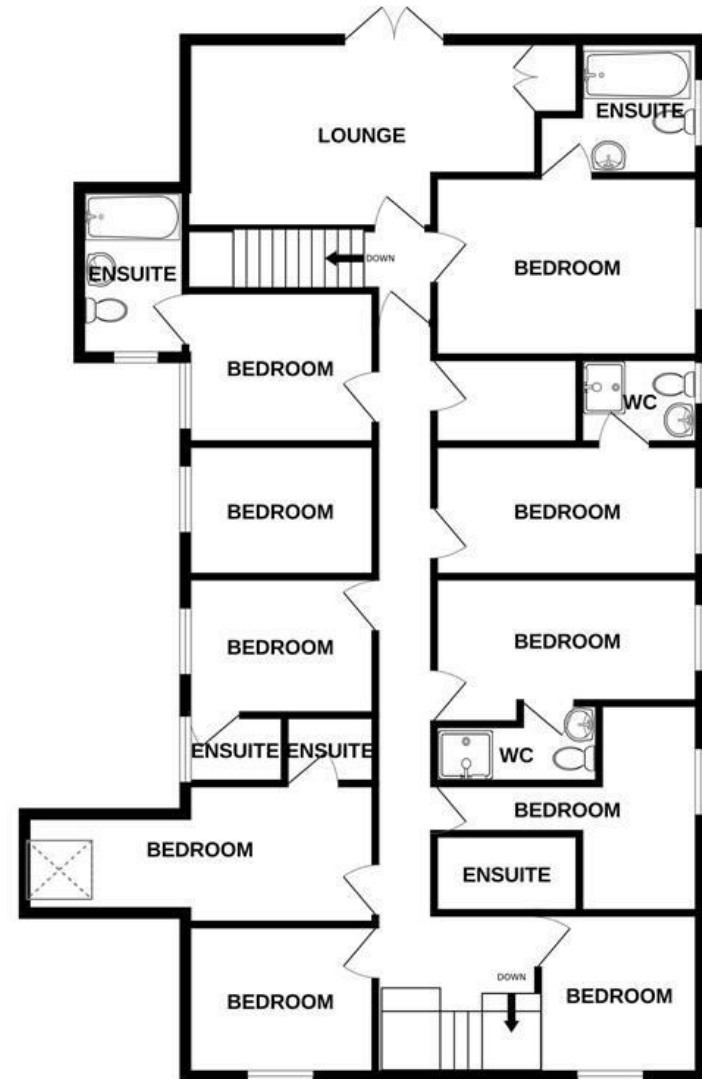
The town also boasts a historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay International Airport is approximately seven miles distance where you can fly to a whole host of destinations.



GROUND FLOOR



1ST FLOOR







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