



STAGS

T'Gallants

T'Gallants

6 Charlestown Road, St Austell, PL25 3NJ

St Austell 2 miles Truro 15 miles

- Stunning Grade II Listed Georgian Property
- Glorious Views Over Harbour And Out To Sea
- Impressive 4* Guest House
- Eight Bedrooms (All En-Suite)
- Two Reception Rooms
- Beautifully Presented Throughout
- Fabulous Lifestyle Business

Guide price £830,000

SITUATION

T'Gallants is situated in the heart of this picturesque harbour village and is one of the most prominent and recognisable properties commanding glorious views over the harbour and out to sea.

Charlestown is renowned for the Georgian harbour built by local landowner Charles Rashleigh to cater for the fledgling China Clay industry. Today it is perhaps best known for the number of tall ships that moor there together with its appearances in a number of feature films, TV series and adverts. A popular holiday destination, the village has several local inns, restaurants and a number of interesting individual shops.

The nearby town of St Austell provides a comprehensive range of shopping and other facilities whilst the Cathedral City of Truro lies around fifteen miles distant and offers first class shopping, business and commercial facilities plus private and state schooling.

There are a number of local beaches around St Austell Bay and at Carlyon Bay there is a cliff top 18-hole golf course.



A handsome Grade II Listed Georgian property in the heart of the village overlooking the harbour and out to sea



General View of Charlestown Harbour



Slightly further afield there are picturesque coves and harbour villages together with the captivating scenery of the Roseland Peninsula. For sailing enthusiasts there are clubs at Porthpean, Pentewan and Fowey.

Both St Austell and Truro have mainline rail connections to London Paddington whilst on the north coast is Newquay Airport with a number of scheduled daily flights.

DESCRIPTION

A handsome three storey attached building, T'Gallants offers extensive and beautifully presented accommodation with many rooms benefiting from the fabulous views. Currently a home and 4* rated guesthouse, the property offers seven en-suite guest rooms together with owners' accommodation. The reception rooms are located on the ground floor and include a delightful sitting room, spacious dining room and well equipped kitchen.

To the front of the property is a charming walled garden which in the summer months is operated as a tea garden. To the rear is off road parking with a laundry room and storage shed.

THE BUSINESS

Although T'Gallants would make a fabulous family home, the vendors purchased the property around 9 years ago and have subsequently grown the business into a successful operation with excellent occupancy levels, impressive reviews and a number of repeat visitors. It is considered eminently suitable for a couple and with lifestyle opportunities such as T'Gallants rare in the open market, an early viewing is recommended. Accounts can be made available to interested parties after viewing.

SERVICES

Mains water, electricity, drainage and gas. Gas-fired central heating.

DIRECTIONS

Proceed into Charlestown and continue to the roundabout directly adjacent to the harbour. T'Gallants will be evident on your left hand side.

VIEWING

Strictly by prior appointment with Stags' Truro office on 01872 264488.





These particulars are a guide only and should not be relied upon for any purpose.



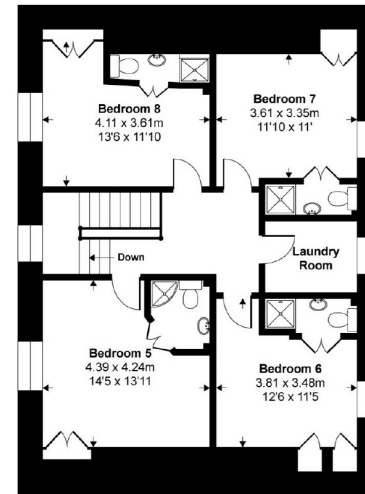
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Stags Estate Agents, 61 Lemon Street,
Truro, Cornwall, TR1 2PE

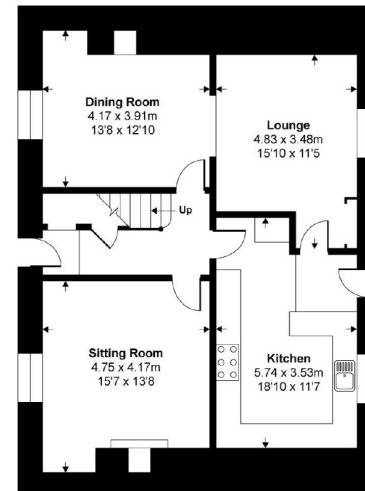
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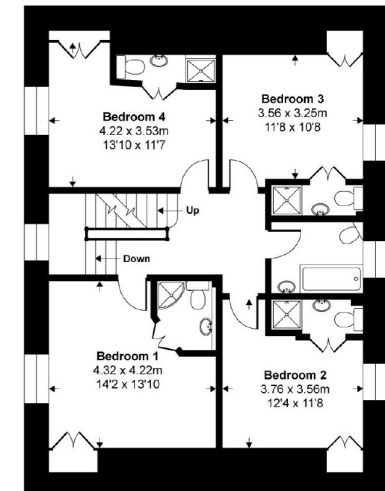
Approx. Gross Internal Floor Area
236.9 Sq Metres 2551 Sq Ft



Second Floor



Ground Floor



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale