



OLD CLAREMOUNT HALL,
BEACHFIELD AVENUE, NEWQUAY,
TR7 1DP

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



OLD CLAREMOUNT

BEACHFIELD AVENUE,
NEWQUAY,
TR7 1DP

GRADE II LISTED FORMER HALL WITH SPLIT
COMMERCIAL AND RESIDENTIAL USE

Old Claremount Hall is a Grade II Listed former hall which dates back to the late 1800's. Since our clients purchased the property five years ago, they have lovingly and tastefully converted the property and it now has split commercial and residential use. Early viewing is highly recommended!

FREEHOLD / EPC B / COUNCIL TAX BANDS B & E

GUIDE PRICE £775,000

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PHILIP MARTIN

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THE PROPERTY

Old Claremont Hall is a spectacular Grade II-listed converted hall, with a foundation stone dated 1895, the building is constructed from squared stone rubble with granite dressings and decorated with rock-faced granite quoins.

The property is set over an impressive 3,300 square feet and has many original features including ornate stained-glass windows, original floorboards, and the beautiful Cornish granite used to construct the church.

Our clients purchased the property five years ago and they have tastefully restored the property which does have split commercial and residential use. Most recently used as an artist studio, the commercial space which has A1 usage is set across the ground floor and mezzanine with office space and W.C.

On the lower ground floor there is a three-bedroom apartment with courtyard garden and its own private access.

Therefore, the commercial and residential elements of the property can easily be used as one or split into two separate entities. The property is very versatile and does give prospective purchasers the opportunity to use the space in many ways and could even be converted into further residential accommodation subject to necessary planning consents.



LOCATION

Newquay is one of Cornwall's most highly favoured coastal locations, famous for its many beautiful sandy beaches and home to probably the Country's best surfing spot, Fistral Beach. The Pentire Headland is on the southern side of Fistral,

flanked on its opposite side by the beautiful Gannel Estuary and Crantock Beach. The highly regarded Newquay Golf Course also overlooks Fistral and is easily accessed, as are a range of distinguished dining establishments such as The Fish House which won Gold at the 2018/19 Cornwall Tourism

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Awards. The landmark Headland Hotel is also a must, with an excellent restaurant and spa facilities. The Lewinnick Lodge is always a popular venue and Rick Stein and Paul Ainsworth are both based in nearby Padstow, while across the Camel Estuary at Port Isaac, is Nathan Outlaw. Newquay International Airport provides easy links to London and numerous other major cities of the UK as well as many destinations around Europe.

IN GREATER DETAIL:-

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR:-

ENTRANCE

5'8" x 6'3" (1.74 x 1.92)

From Beachfield Avenue steps lead up to the front door. Within the hallway there is a storage cupboard housing the gas boiler.

STUDIO

24'3" x 52'5" (7.41 x 15.99)

The studio is a very impressive open space with wooden floorboards and character features and has most recently been used as an art gallery.

MEZZANINE

22'11" x 15'7" (6.99 x 4.76)

Stairs rise up from the studio to the

mezzanine which overlooks the whole studio and has fantastic stain glass windows.

There is a large attic above the mezzanine which could be converted subject to necessary planning consents.

OFFICE

17'1" x 11'4" (5.23 x 3.46)

Two radiators. Cupboard housing the broadband.

W.C

5'6" x 7'2" (1.68 x 2.19)

W.C, hand wash basin and electric heated towel rail. The W.C has hand rails and emergency pull cord.

REAR CORRIDOR

4'3" x 9'4" (1.32 x 2.85)

Rear corridor and staircase lead to the residential accommodation and second exterior access.

REAR STAIRCASE

5'2" x 9'0" (1.59 x 2.76)

LOWER GROUND FLOOR:-

REAR STAIRCASE / FRONT

ENTRANCE

5'4" x 3'11" (1.65 x 1.20)

The residential accommodation has a separate external access or can be

accessed from the internal staircase from the gallery.

REAR ENTRANCE

5'3" x 9'0" (1.62 x 2.76)

UTILITY ROOM

9'2" x 5'6" (2.81 x 1.70)

Radiator. Window. Hand wash basin and plumbing for washing machine and tumble drier. Gas boiler.

MASTER BEDROOM

10'5" x 11'10" (3.20 x 3.61)

Radiator. Windows. Fitted wardrobes. With door to:-

EN SUITE

6'10" x 6'5" (2.10 x 1.96)

Hand wash basin with storage underneath. W.C. Shower cubicle.

FAMILY BATHROOM

6'11" x 9'2" (2.12 x 2.81)

Hand wash basin with storage underneath. W.C. Heated towel rail. Bath with shower over.

BEDROOM TWO

8'11" x 9'6" (2.72 x 2.91)

Radiator. Window overlooking the courtyard.

BEDROOM THREE

8'9" x 9'8" (2.67 x 2.97)

Radiator. Window overlooking the courtyard.



KITCHEN

14'4" x 6'0" (4.37 x 1.83)

Within open plan living area.

Base level cupboards and drawers with work tops over. Island unit. Fitted dishwasher. Electric hob and oven with extractor fan over.

PANTRY

6'6" x 6'5" (2.00 x 1.97)

From the kitchen a door leads into the pantry housing freestanding fridge freezer and shelving providing additional storage.

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OPEN PLAN LIVING / DINING ROOM

20'9" x 24'8" (6.35 x 7.54)

Fantastic open plan living dining and kitchen room. Built in storage along one wall. Window over looking courtyard. Two radiators. Door leads out to courtyard garden.

OUTSIDE

From the residential accommodation, the courtyard garden provides a private space to sit outside. The courtyard benefits from external access and outdoor shower.

PARKING

Our clients currently have two parking permits obtained through Cornwall Council for a nearby car park.

ADDRESSES

The property has two addresses for residential and commercial elements:-

The Gallery, Beachfield Avenue,
Newquay, TR7 1DP

The Artists Studio, Crescent Lane,
Newquay, TR7 1FZ

SERVICES

Mains water, electricity, drainage and gas. The two addresses have split power, water and gas.

EPC

The Gallery - EPC Band B

The Artists Studio - EPC 82B

COUNCIL TAX

Old Claremount Hall - Council Tax Band E

Artists Studio - Council Tax Band B

BUSINESS RATES

Our clients have advised us that they get small business rate relief so there are no business rates applicable.

TENURE

Freehold.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used



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Then take the right hand turning on Manor Road and keep left on to Crantock Street. Take the right hand turning onto Beach Road and Beachfield Avenue is the next right hand turning. The property will be found after a short distance on your left hand side.

FUTURE POTENTIAL

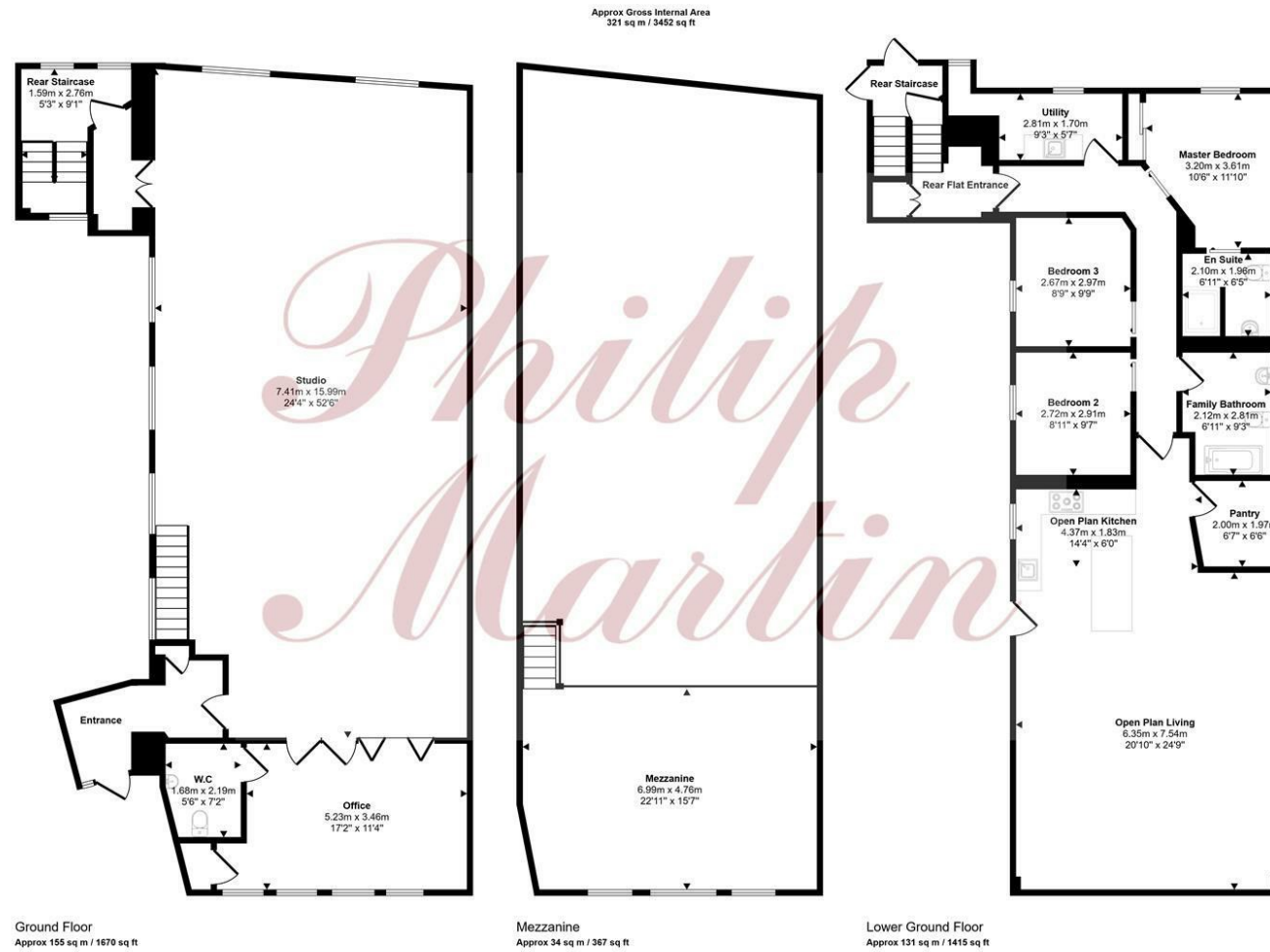
Subject to necessary planning consents, the gallery part of the property could be converted into a residential dwelling. Alternatively, the gallery space would make a fantastic café or restaurant. The true appeal of this property is just how versatile it is and will certainly appeal to many people.

by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

From the A392 take the first exit at Trevemper roundabout, then take the first exit at Mellanvrane roundabout. At the Mount Rise roundabout take the second exit and proceed along Tower Road taking the right hand turning onto Hope Terrace.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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