

# FIELDHEAD HOTEL

PORTUAN ROAD, WEST LOOE,  
CORNWALL, PL13 2DR



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Portuan Road, Hannafore Ln,  
Looe, PL13 2DR

Liskeard 9.9 miles, Plymouth 22.3 miles,  
Exeter 63.5 miles (all distances are  
approximate)

*'A unique opportunity to acquire a  
16 bedroom hotel in the stunning  
Cornish town of Looe with  
excellent sea views.'*

## EXECUTIVE SUMMARY

16 en-suite bedrooms  
Bar and Restaurant  
Coastal views  
On site parking  
Freehold  
Potential for repositioning



# FIELDHEAD HOTEL

The Fieldhead Hotel is located in Looe, a picturesque fishing port situated on the south eastern coast of Cornwall. The property is around 19 miles south of the A38, the South Devon Expressway, which affords excellent accessibility both east and west.

The Property occupies an elevated position on Portuan Road with views over Marine Drive providing exceptional views over Looe Bay. The Fieldhead Hotel was constructed in the late Victorian period and has been extended further since its first construction.

The property is set over three floors overlooking Hannafore Beach and comprises 16 en-suite bedrooms, a lounge bar and restaurant. The property also benefits from on site parking. This opportunity provides a repositioning project for the property

The town centre is approximately 0.8 miles away and offers a train station just 1 mile from the Property with the scenic Looe Valley line to Liskeard. Bodmin Parkway train station is around 16.2 miles from the property, with direct services to London Paddington.

Newquay International Airport is around 34.3 miles away and provides services to the rest of the UK and some European destinations.



# LOOE

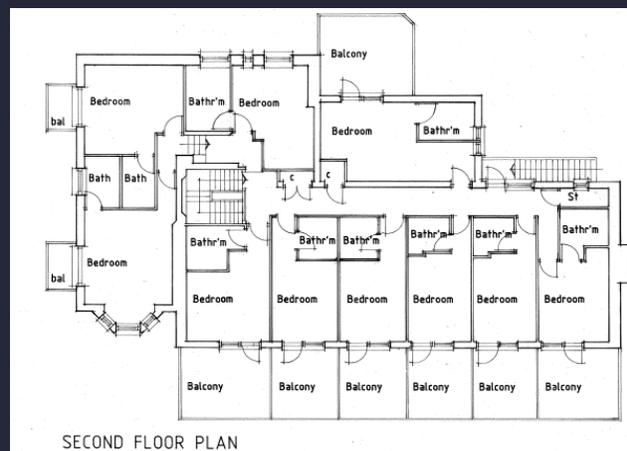
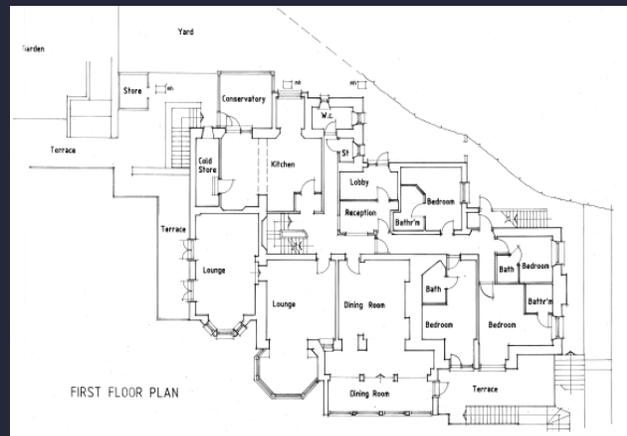
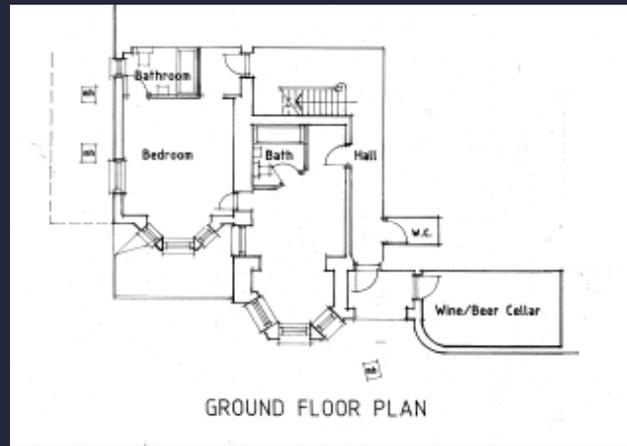
The charming town of Looe is a popular tourist destination and a working fishing port, with a range of local restaurants and shops. Looe beach offers a gently sloping sandy beach, ideal for families.

Nearby Hannaford offers great views of Looe island and is well known for its rock-pooling. The South West Coast Path can be joined around 0.4 miles from the property, with access to over 630 miles of coastal walks.



A seven-arched Victorian bridge connects West and East Looe, with access to the Quay, Harbour and Banjo Pier. Across the Bay is Looe Island, a sanctuary for rare plants, wildlife and grey seals, which can be accessed by boat.

Porfell Wildlife Park and Sanctuary and the Eden Project are around 8.7 miles and 19.3 miles from Looe respectively.



## ACCOMMODATION

The hotel offers 16 en-suite bedrooms most of which benefit from a balcony or terrace with sea views.

The property offers the opportunity to acquire a well located hotel, enjoying outstanding sea views with a view to reposition and refurbish the current offering:

- Potential to add additional bedrooms through converting public areas, STPP
- Large, well-proportioned rooms, the majority of which with sea views and balconies.
- Strong demand for good quality hotel accommodation in coastal areas





## PUBLIC AREAS

The hotel benefits from well proportioned public areas including a bar, guest lounge and restaurant. There is a terrace for al fresco dining.

- The dining room and lounge benefit from views overlooking Looe Bay
- Public areas have opportunity for conversion to additional bedroom space, STPP.



# GENERAL INFORMATION

## SERVICES

All mains services.

## TENURE

Freehold

## ENERGY RATING

Full documentation can be made available on request.

## TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

## VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

## FIXTURES AND FITTINGS

The property is being sold as seen.

## LOCAL AUTHORITY

Cornwall Council, County Hall, Truro, TR3 1AY

<https://www.cornwall.gov.uk/>

## RATEABLE VALUE

Hotel & Premises: £20,500

## CONTACT

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## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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