

# Cornwall Investment Property Split into Two Apartments

Mawgan Porth, United Kingdom

£550,000



The Business Partnership is pleased to be able to offer a beautifully situated investment property, with unobstructed far reaching views, overlooking a valley & beaches/sea.

A large detached 5 Bedroom house situated in a quiet, private cul de sac of individually designed properties with the rear aspect enjoying views over the beach and sea and inland toward the Lanherne Valley. Newquay and Padstow are within 5 and 8 miles respectively, and both offer a range of amenities including shops, banks, schools etc., both also offer water sport activities. There is an 18 hole golf course within a mile and a championship Gof Course at Trevose, six miles away. Newquay airport is within two miles with regular flights to London and there is a railway station at Newquay.

A perfect house for a large/extended family, able to be used as two completely independent apartments or as a single/double rental opportunity creating an income as well as a beautiful home.

Easy access to airport -London and the South one hour away.

Included in the price of the house certain fixtures and fittings will be left as the owners are moving abroad. A Washing machine, Tumble Drier, cookers and dishwashers in each of the kitchens are amongst the items being left. All ready for immediate letting possibilities for the seasons.

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THE  
BUSINESS  
PARTNERSHIP

**Cornwall**

Camelot

Cornwall

TR8 4DP

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Email: [moss@business-partnership.com](mailto:moss@business-partnership.com)

## FINANCIAL DETAILS

### Asking Price

£550,000

### Sales Revenue

Undisclosed

### Net Profit

Undisclosed

### Furniture / Fixtures Value

£5,000

### Inventory / Stock Value

Undisclosed

## GENERAL DETAILS

### Home Based

This business can be run from home

### Property

Freehold

## LOCATION

Two apartments in beautiful location set within a detached house overlooking the beach and valley in Mawgan Porth. In a quiet residential area, high rentals can be obtained for the desirable flats or for the total residence with strong demand in this area.

## EXPANSION POTENTIAL

Large plot offers room to build extra accommodation on the side of the house with possible development of self-contained residence alongside.

## REASONS FOR SELLING

Owners moving abroad as soon as possible- discounts will be offered to purchaser on Algarve holidays for fast sale and completion



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