



# Ashurst Lodge

St. Efrides Road, Torquay, Devon, TQ2 5SG



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**Former Guest House in Quiet Residential Location  
Short Walking Distance to Seafront & Town  
Large Premises with 9 Guest Rooms & Parking for 8  
3 Bed Private Apartment with Access to Pretty Garden  
Adaptable Property Suitable for Home & Income, Multigeneration Home (STP) or Redevelopment (STP)**

## DESCRIPTION

Ashurst Lodge is a former Guest House located in a quiet residential location but only a short distance from both the seafront and the town centre. St Efride's Rd is located off Belgrave Road, Torquay's main holiday accommodation area. Torre Abbey and the Riviera International Conference Centre are both just over 500 yards from Ashurst Lodge.

This substantial premises occupies a prominent corner plot with ample parking for 8 cars and consists of nine guest rooms with either en-suite shower rooms, private bathroom or shared bathroom. The rooms are traditionally decorated and include a TV and beverage tray. There is a large guest lounge, dining room and former bar room, large kitchen, utility room and office. The owner occupies a 3 bed apartment with access to a pretty garden with shaded seating area.

Ashurst Lodge would be suitable for conversion to a home & Income property, multigenerational home (STP) or redevelopment (STP).

Ref No: 4926

£450,000 Freehold

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The premises comprises:-

## GROUND FLOOR

### MAIN ENTRANCE

From the car park with steps leading up to:-

### RECEPTION AREA

Access to owners' accommodation.

### ROOM 1

Single with wash hand basin and desk.

### ROOM 2

Family with double and single beds. En-suite shower room.

### ROOM 3

Family room with double and single beds & wash hand basin.

### ROOM 4

Double with en-suite shower room.

### ROOM 5

Single with wash hand basin and desk.

### SEPARATE WC & BATHROOM

For use by room 5, 3 & 1.

## LARGE GUEST LOUNGE

Overlooking the garden.

Stairs to:-

## FIRST FLOOR

### ROOM 6

Twin with en-suite shower room.

### ROOM 7

Large double with en-suite shower room.

### ROOM 8

Family room with double and 2 single beds, wash hand basin, table for 2 and private use of bathroom on the landing.

### ROOM 9

Family room with double and single beds. En-suite shower room.

From the ground floor stairs lead to the:-

## LOWER GROUND FLOOR

### DINING ROOM (with restricted head height)

Tables and chairs providing 24 covers.

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## OWNER'S SITTING ROOM

Overlooking the garden with access to storage area & garden.

## BAR ROOM

## CATERING KITCHEN

Large central island and a range of catering equipment.

## OFFICE

## UTILITY ROOM

With plumbing for washing machine and tumble dryers. Housing the boiler and immersion heater.

## OWNER'S ACCOMMODATION

### SITTING ROOM

With sliding doors to pretty rear garden.

### SHOWER ROOM

### DOUBLE BEDROOM

### 2 SINGLE BEDROOMS/OFFICE/STORAGE

### GARDEN

Mature garden with lawned area and shaded seating area.

## GENERAL INFORMATION

### RATEABLE VALUE

2023 List: £5,700. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

### COUNCIL TAX BAND A

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

### SERVICES

The property is connected to all mains services and benefits from a 3 phase electrical supply.

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

### EPC AWAITED

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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