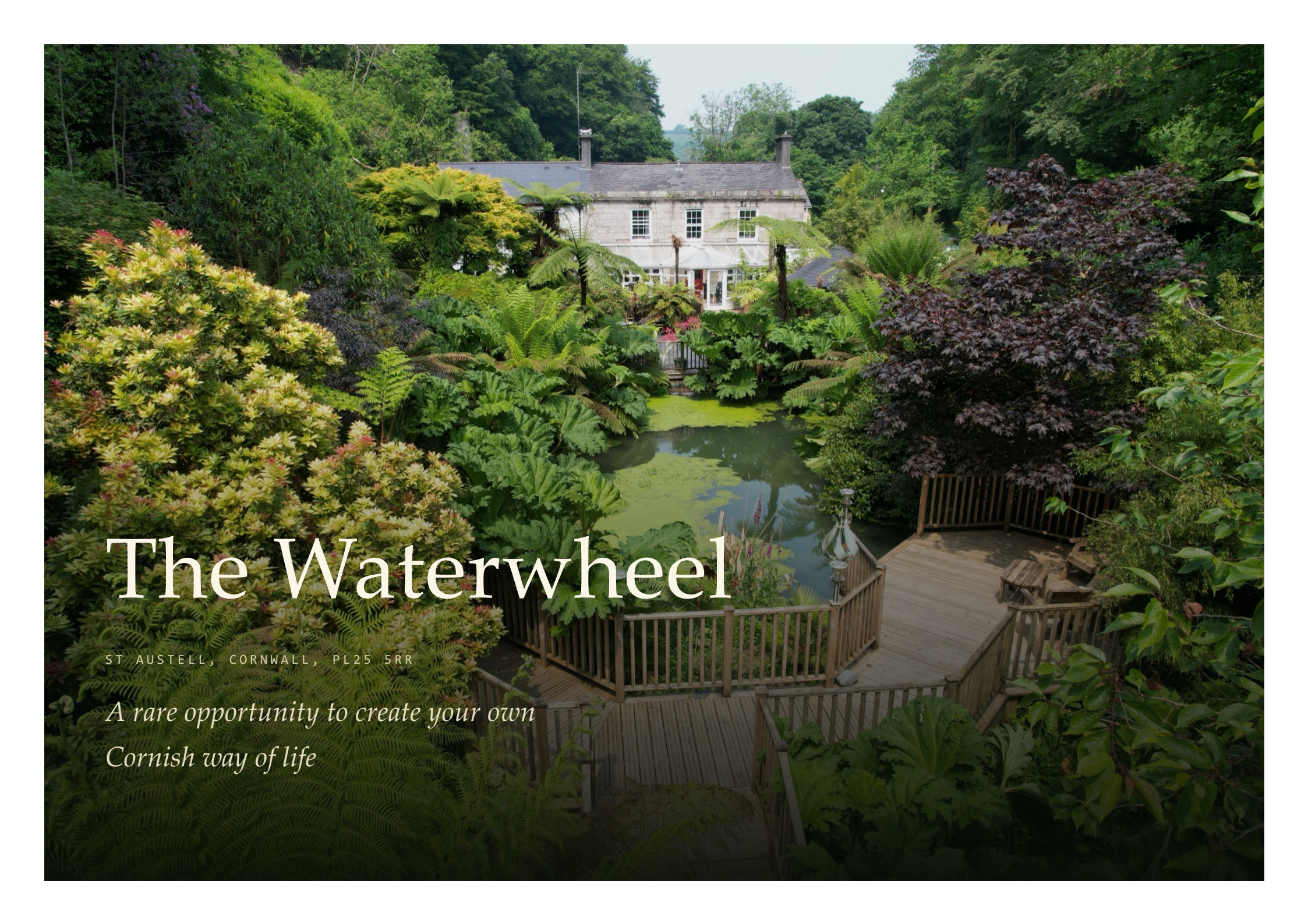




The Waterwheel

ST AUSTELL, CORNWALL, PL25 5RR

*A rare opportunity to create your own
Cornish way of life*

01 THE OPENING

A home. A business. A garden.

Set within a sheltered woodland valley in the heart of Cornwall, The Waterwheel is an exceptional lifestyle opportunity combining an established 16-bedroom hotel, restaurant and professional kitchen with a beautiful private two-bedroom lodge and office/studio, and c.1.1 acres of extraordinary gardens and grounds.

This is a property with a character all of its own — water flowing through ponds, waterfalls and brooks, mature tree ferns creating a sub-tropical landscape, and a river valley leading toward the atmospheric setting of historic Menacuddle Well.

A new way of life.





02 THE SETTING & LOCATION

Secluded, yet two
minutes from town

The woodland shelters the property and creates its own microclimate. Yet St Austell is close by, central to a county made for exploring — the Eden Project, the Lost Gardens of Heligan and the south Cornish coast all within easy reach, with Newquay Airport just twenty minutes away and the National Cycle Route 2 passing right by.

— On the National Cycle Route 2

2 min	St Austell town centre	shops, rail
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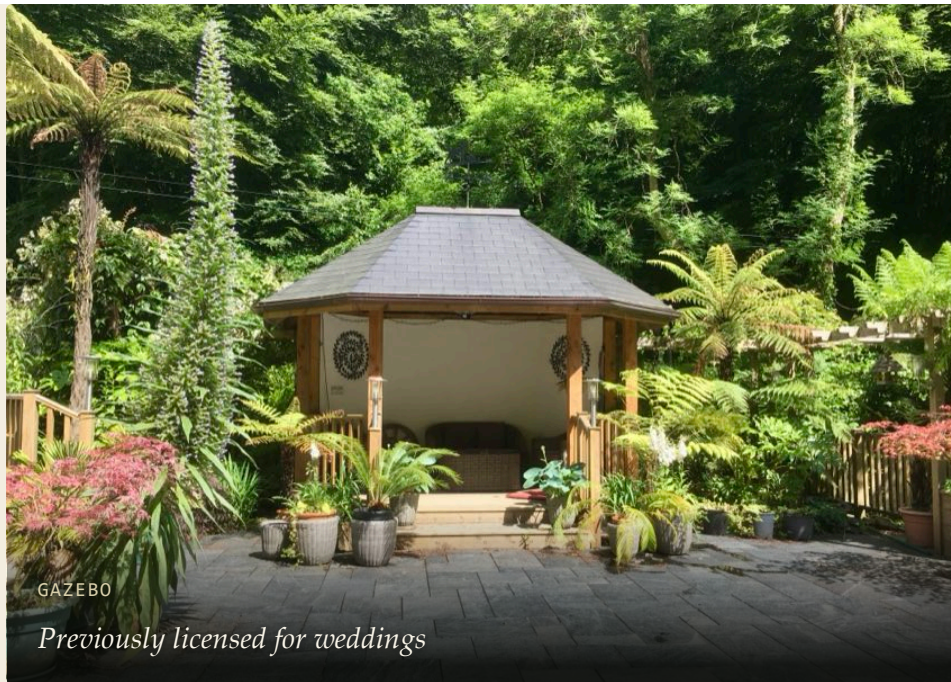
10 min	Eden Project
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15 min	Lost Gardens of Heligan
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20 min	Newquay Airport
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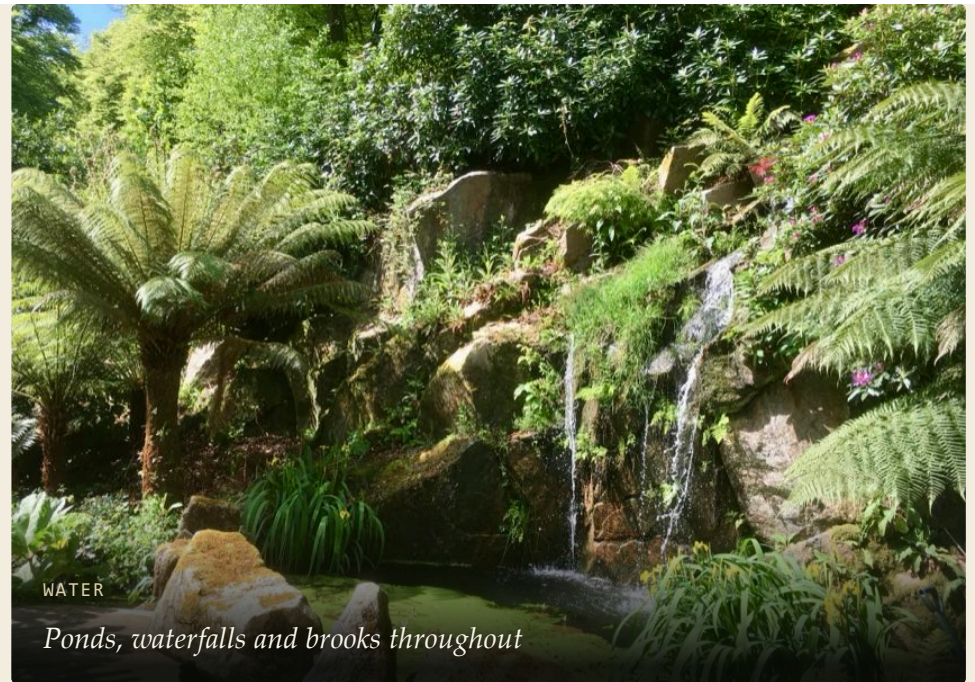
Where the property becomes something extraordinary

The extensive gardens are a true feature of the property, with a network of decked areas and winding paths leading to a large patio and elegant oak-pillared gazebo, which has provided a wonderful setting for weddings, live music and outdoor entertaining. Numerous ponds, cascading waterfalls and meandering streams weave through the gardens, creating a tranquil and enchanting environment. The sheltered microclimate provides ideal growing conditions for an exceptional collection of mature tree ferns, including many rarely seen in private gardens, giving the grounds a distinctive and sub-tropical character.



GAZEBO

Previously licensed for weddings



WATER

Ponds, waterfalls and brooks throughout



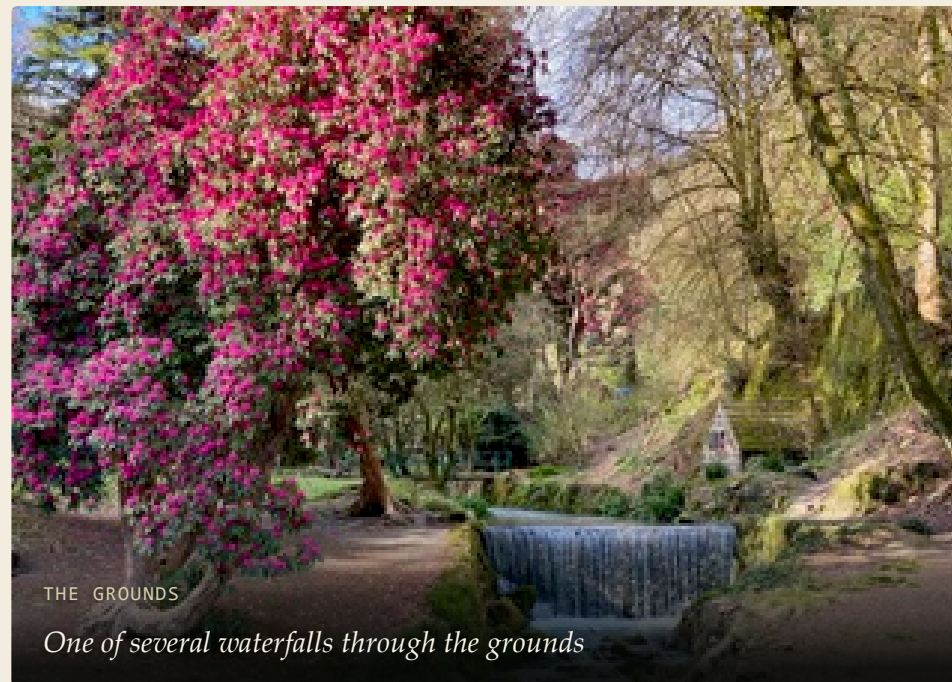
TREE FERNS

Rare, mature specimens in their own microclimate



THE GARDEN

Patio, gazebo and pond among the tree ferns



04 YOUR OWN HOME

Not simply owners' accommodation. It is a home.

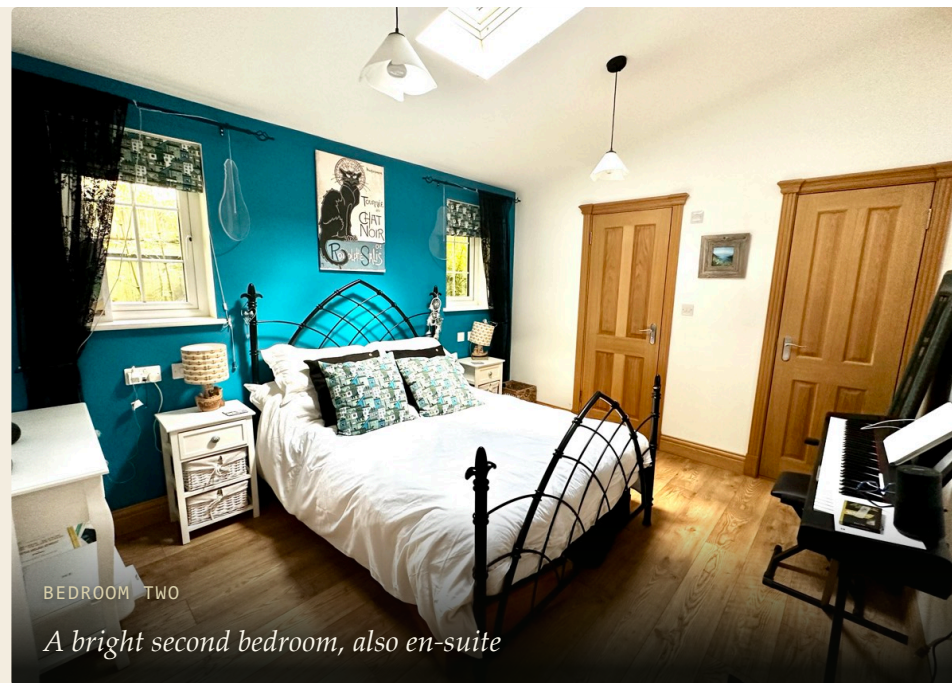
Purpose-built in 2018 to the current owners' own design, the two-bedroom lodge provides a genuine private home within the property — an open-plan kitchen and day lounge, a separate formal lounge wired for a projector, a substantial deck with a covered outdoor lounge, and an office/studio.





BEDROOM ONE

The principal bedroom, with its own en-suite



BEDROOM TWO

A bright second bedroom, also en-suite



COVERED OUTDOOR LOUNGE

An all-weather extension of the lodge



THE DECK

Private outdoor space beneath the woodland

05 THE RESTAURANT, LOUNGE & BAR

An established foundation, ready to build on

A restaurant with an Inglenook fireplace and exposed granite, a light-filled conservatory opening onto the deck and gardens, and a residents' lounge with its own bar. The restaurant seats 30, with a further 24 in the conservatory.





06 THE KITCHEN

Not one kitchen — three

A professional kitchen including premium features like a Rational oven, with a separate preparation area and wash-up room, with a total combined space of over 50m². The Waterwheel provides

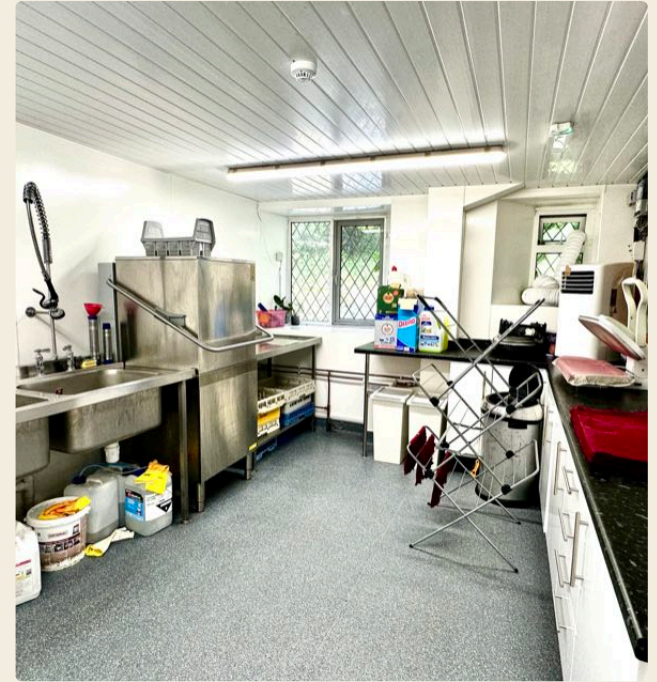
the space and flexibility for a chef to create their own vision, with the reassurance of 10+ years of 5-star food and hygiene ratings.



MAIN GALLEY



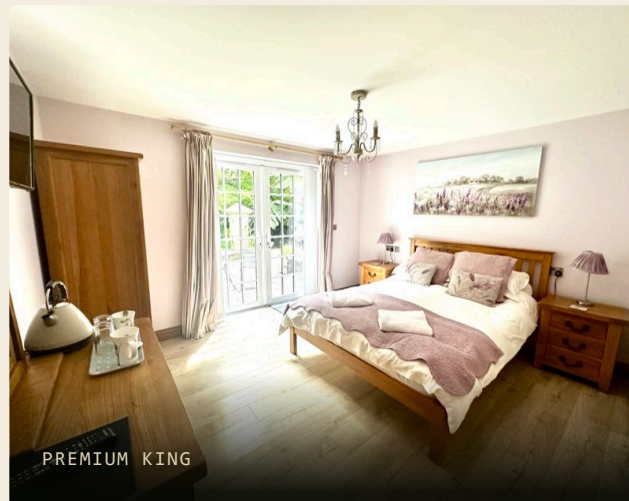
PREPARATION KITCHEN



WASH-UP ROOM

Sixteen individually designed bedrooms

The Waterwheel offers 16 individually designed en-suite bedrooms, each finished to a high standard and many enjoying lovely views across the garden. The accommodation is divided between 8 rooms in the 18th century main building, whilst the other 8 larger and more luxurious rooms are part of a newer build from 2017, providing a flexible range of options to suit different guests and budgets.





STANDARD DOUBLE



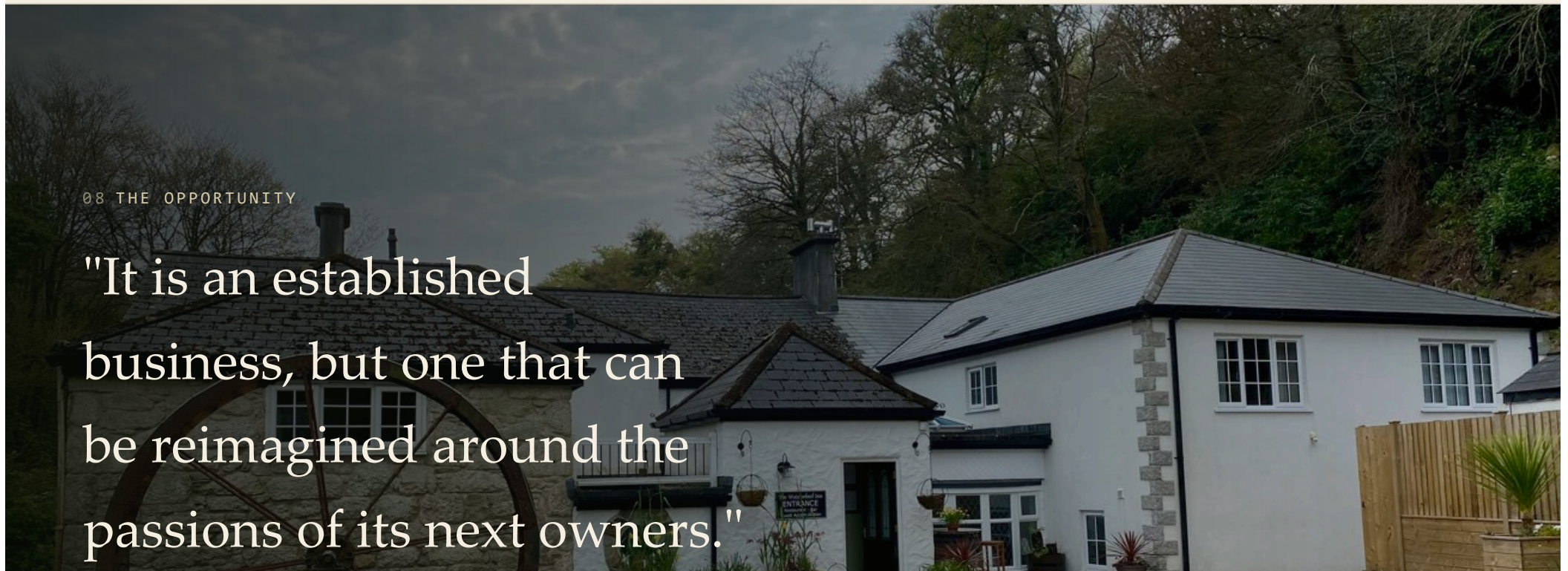
STANDARD DOUBLE



STANDARD DOUBLE

08 THE OPPORTUNITY

"It is an established business, but one that can be reimagined around the passions of its next owners."





Untapped potential

The Waterwheel has always been a business built around a good life. The current owners took what was once a small eight-bedroom B&B and transformed it into a thriving 16-bedroom property, with beautiful gardens, a restaurant and the foundations of a much bigger hospitality business.

They have deliberately chosen to run it as a lifestyle business, including seasonal trading that allows them to take extended time away during the quieter months. For a new owner with ambitions to take things further, there is still considerable untapped potential.

Make it your own.

Weddings & events

The gardens, gazebo, conservatory and restaurant create a natural setting for weddings, celebrations and private events. Much of the infrastructure is already here, offering the opportunity to develop this into a significant additional part of the business.

A destination restaurant

Take the restaurant further, whether as a relaxed gastropub, an ambitious dining destination or something entirely your own. Opening for lunch as well as dinner could bring in a much wider local and visitor market beyond staying guests.

Afternoon teas, garden dining & spa

The conservatory and gardens offer a beautiful daytime setting for cream teas, afternoon teas, light lunches and seasonal dining, creating another reason for people to visit The Waterwheel throughout the day. A working outdoor barrel sauna and a partially built spa room, complete with a large jacuzzi, offer the foundations for a wellness offering to sit alongside it.

09 AT A GLANCE

The Waterwheel in numbers

16

EN-SUITE BEDROOMS

c.1.1

ACRES OF GARDENS & GROUNDS

2017

MODERN EXTENSION COMPLETED

2018

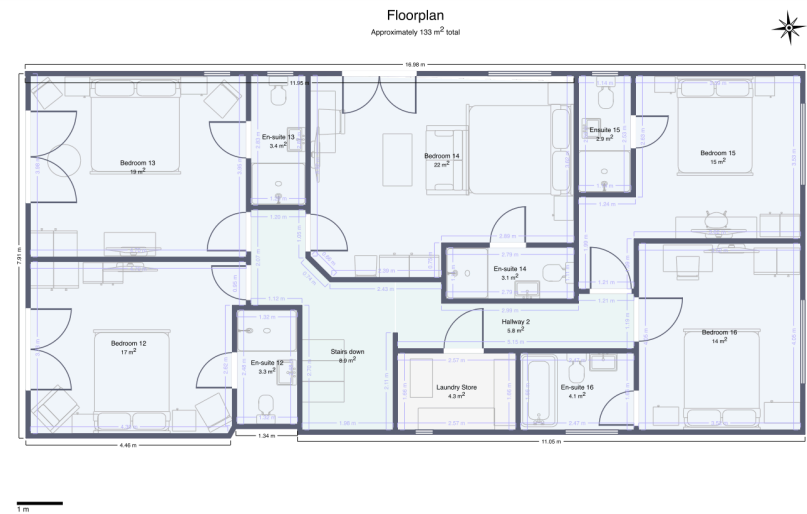
OWNERS' LODGE PURPOSE-BUILT

50+ COVERS IN RESTAURANT AND CONSERVATORY	£0.5m+ INVESTED IN UPGRADING THE PROPERTY	2 PRIVATE LODGE BEDROOMS	£1,250,000 GUIDE PRICE
53C EPC RATING – THE WATERWHEEL	73C EPC RATING – THE LODGE	Freehold TENURE	<20 min TO THE EDEN PROJECT & NEWQUAY AIRPORT

10 FLOOR PLANS

The Waterwheel, room by room

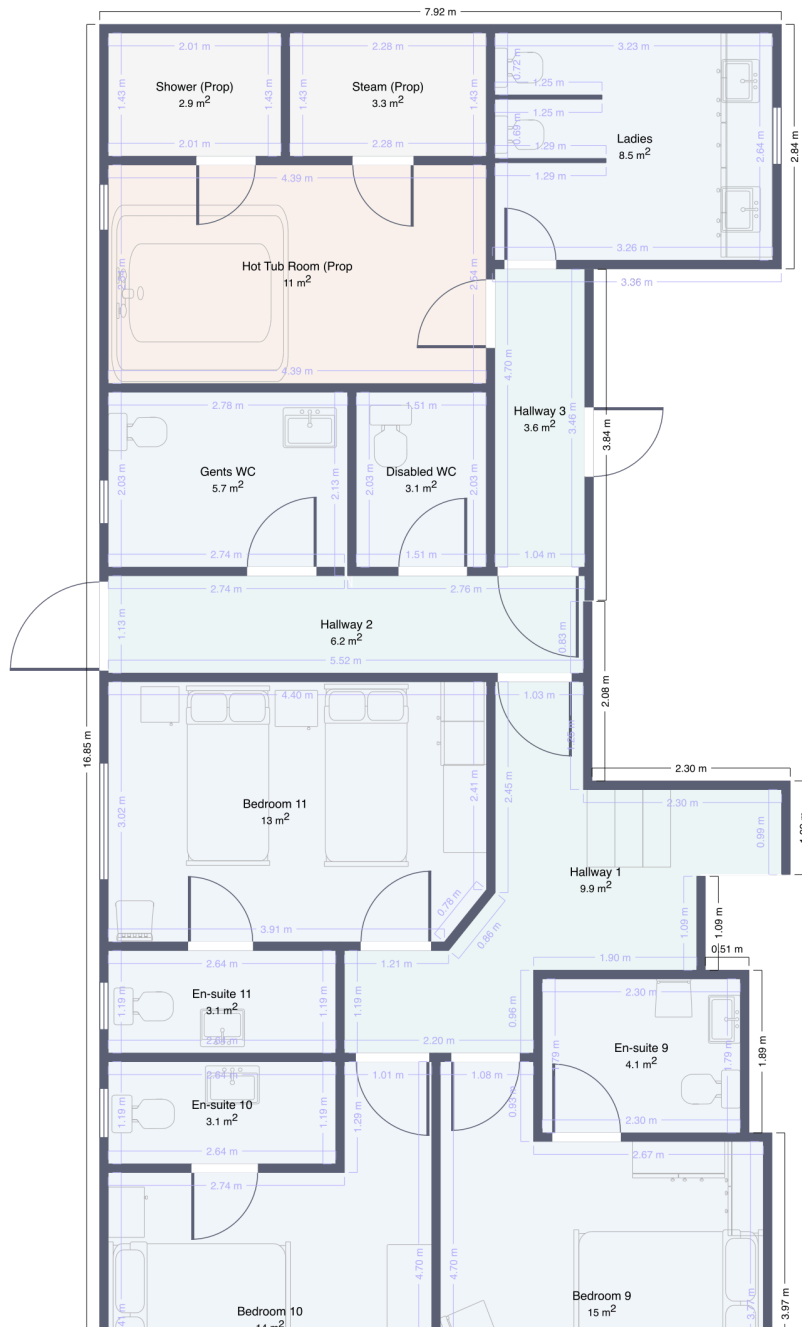


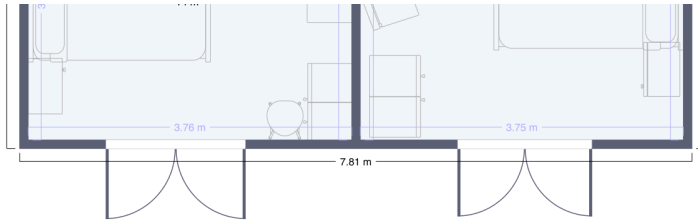


UPPER FLOOR – EXTENSION

Floorplan

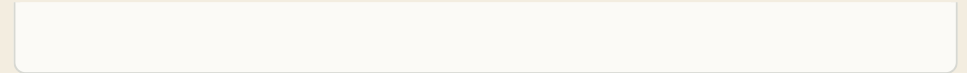
Approximately 118 m² total





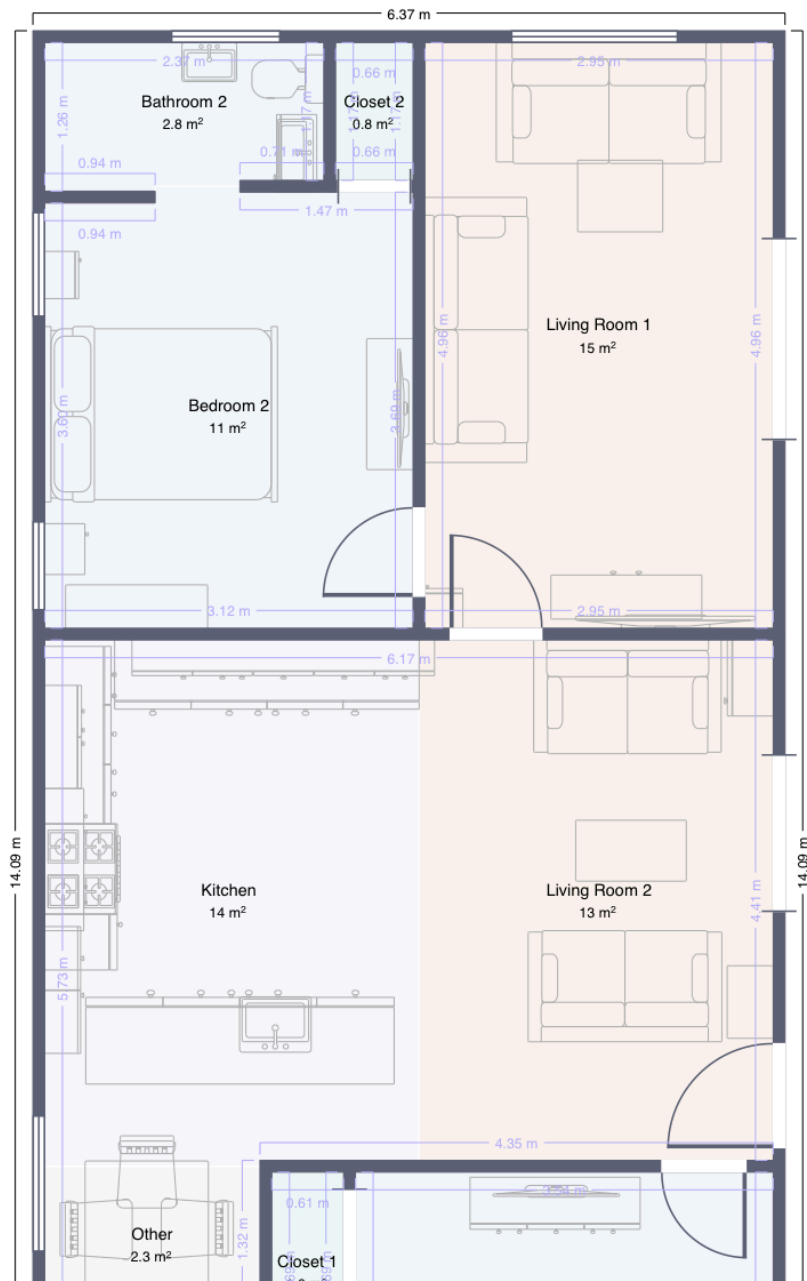
1 m

GROUND FLOOR – EXTENSION



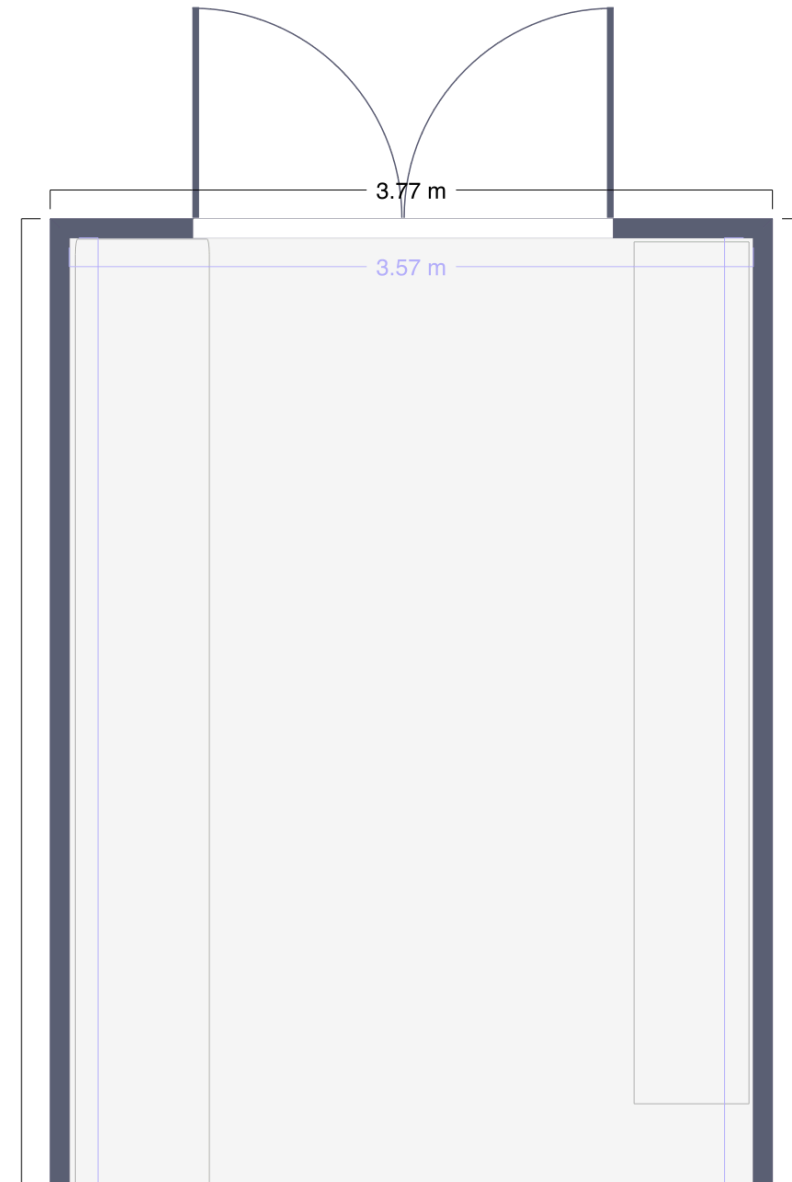
Floorplan

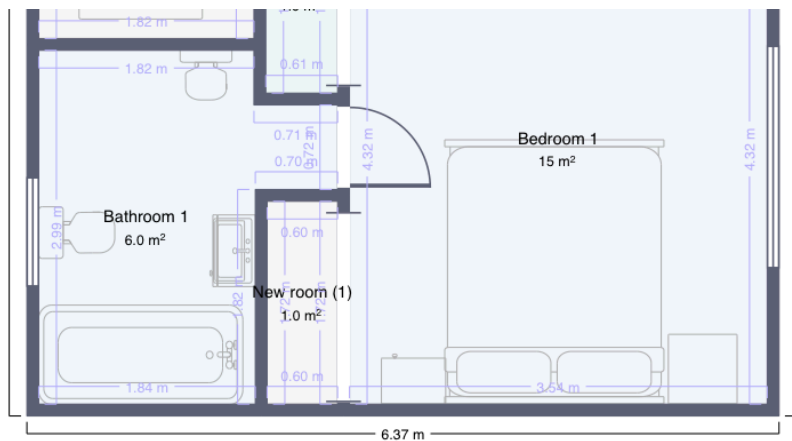
Approximately 90 m² total



Floorplan

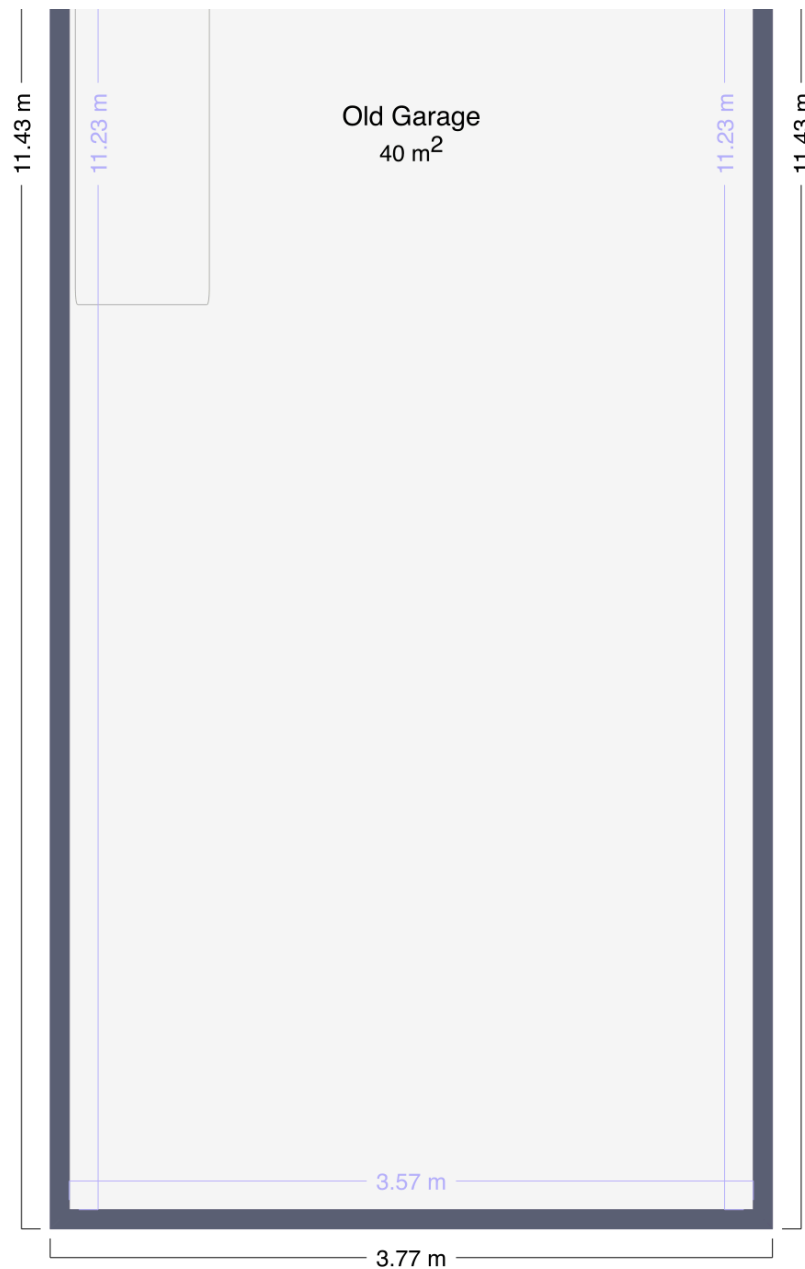
Approximately 43 m² total





1 m

Made with
Polycam



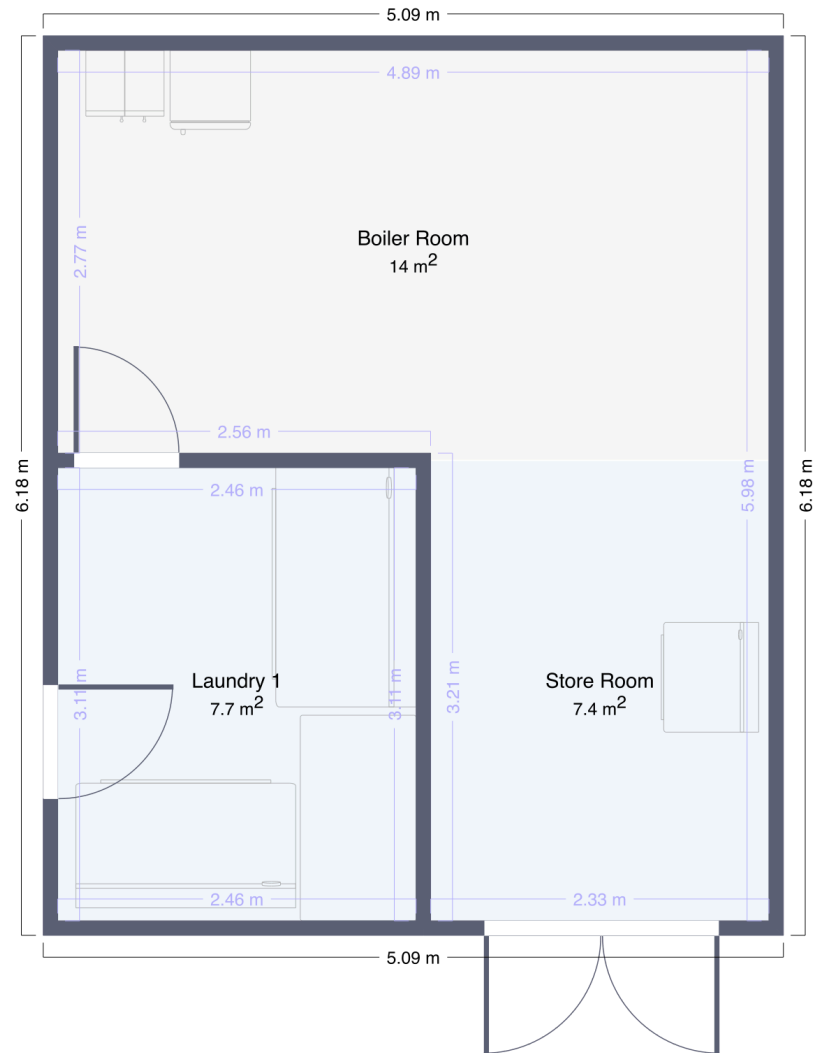
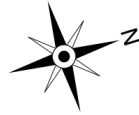
OWNERS' LODGE (APPROX. 90 M²)

1 m

OLD GRANITE GARAGE

Floorplan

Approximately 31 m² total



LAUNDRY & BOILER STORAGE

The Waterwheel

A rare opportunity to create your own Cornish way of life



