FOR SALE

Established Hotel and Holiday Accommodation Complex
in an Attractive Location in North Cornwall

KR8 ADVISORY

GRAHAM SIBBALD

Lanteglos Country House Hotel

Camelford, Cornwall, PL32 9RF

///cashier.airstrip.froze

Offers invited in the region of £1,250,000 - Freehold

Find out more at **www.g-s.co.uk**

- **Elegant former Rectory and grounds set in a tranquil location**
- **Two-storey detached annexe comprising three suites**
- **Ground Rent, Service Charge and other expenses income from 21 lodges and 46 villas**
- **Three villas and one lodge owned by the freeholder**
- **Ancillary accommodation, including a swimming pool, tennis court, squash court, games room and bar**
- **Scope to develop further facilities on the site or convert the existing hotel building**
- **Site extends to circa 16.9 acres**
- **Freehold**
- **Offers invited in the region of £1,250,000**
- **On behalf of the Joint Administrators of Lanteglos Hotel and Villas Limited — In Administration**

INTRODUCTION

GRAHAM + SIBBALD IS DELIGHTED TO PRESENT FOR SALE, ON AN EXCLUSIVE BASIS, LANTEGLOS COUNTRY HOUSE HOTEL. THIS ATTRACTIVE FORMER RECTORY HAS BEEN CONVERTED INTO A HOTEL AND IS SET WITHIN AN EXTENSIVE SITE THAT ACCOMMODATES 22 LODGES AND 49 VILLAS, ALONG WITH ADDITIONAL ANCILLARY FACILITIES.

The main hotel dates back to the 19th century and was originally constructed as the Rectory for the local church. Adjacent to the hotel is a former stable block that has been converted into ancillary accommodation. Along side the hotel and gardens there are two large parcels of land upon which there are 22 lodges and 49 villas.

The hotel and annexe are currently closed and require refurbishment prior to reopening; this presents prospective purchasers with an exciting opportunity to consider conversion into an alternative use. The property's ownership includes two parcels of land with further development potential. Such changes and developments are subject to obtaining the appropriate statutory consents.

LOCATION - ///cashier.airstrip.froze

The property is discreetly situated to the southwest of the small town of Camelford, nestled within a quiet valley immediately below Bowood Park Hotel & Golf Club. Despite its tranquil setting, it is conveniently located just a short drive from the A39, commonly known as the 'Atlantic Highway', which provides access to a range of popular nearby tourist destinations including Bude, Tintagel and the Camel Estuary, with the holiday hotspots of Padstow and Rock.

The A39 also connects to the A30 to the south, which extends to Penzance, and runs northwards along the North Devon coastline, offering excellent regional connectivity to numerous popular tourist areas. Away from the coastal offerings of Cornwall, and to the west of the A39, is Bodmin Moor, which is popular with visitors interested in outdoor pursuits.

The town of Camelford provides guests with a range of local facilities, with greater offerings being available in Bude and Wadebridge, which are approximately 30 minutes north and 20 minutes south respectively.

THE PROPERTY

Lanteglos Country House Hotel comprises the following:

- Main hotel building
- Cottage suites
- Leisure facilities
- Holiday villas
- Holiday lodges
- Amenity block
- Ancillary land

MAIN HOTEL

The main hotel was constructed in 1847 and was the Rectory for the neighbouring St Julitta's Church. The Rectory was designed by Augustus Pugin, an English architect and designer who was a pioneer of the Gothic Revival style of architecture. It has been subsequently extended, most notably with the addition of a conservatory and dining room to the rear of the property overlooking the garden.

The hotel is primarily located over ground and first floors, with basement and second floor areas that are of a smaller floor plate to the ground floor. The conservatory and dining room are single storey additions.

The original building is constructed in a style reflective of the local vernacular, with attractive stone elevations beneath a pitched slate roof. As a result, it retains a wealth of period features and traditional character.

Public Areas

The main entrance is via the north facing elevation and leads to a reception lobby that features a double height ceiling and formal staircase to the first floor. There is a cosy lounge that is adjacent to the main entrance and also leading off the reception lobby is the bar and additional comfortable seating. There are double doors connecting the bar with a snooker room, which is formed in the original building. The southern elevation of the bar has been opened through the original elevation into a conservatory providing further informal seating. Leading off this area is the dining room running along the southern elevation of the ground floor.

Adjacent to the property's main entrance are male and female WC facilities.

Public access to the basement is via stairs by the WC facilities and main entrance. The stairs lead to a small Cellar Bar, which includes a counter bar. There is a further set of stairs to the rear of the basement that lead up to the ground floor back of house area.

Letting Accommodation

There are 10 en suite bedrooms arranged on the first and second floors, with the majority being on the first floor.

Being a period property, the bedrooms vary in size, feature and outlook.

Back of House Areas

The property has a range of back of house facilities, primarily on the ground floor, that are accessed via doors to the rear of the reception lobby. There is also external access at the northwestern corner of the building. These amenities include a reception office, laundry room, beer store, general store rooms, office and commercial kitchen with servery that connects to the dining room.

External Areas

To the immediate south and east of the main building are good sized gardens. To the front (northern elevation) of the building there is car parking and to the west are the Cottage Suites.

The southern lawn leads down to the swimming pool area and an attractive wooded area that includes a pond. Beyond this area is St Julitta's Church.

COTTAGE SUITES

These suites are situated within a two-storey annexe, originally the Rectory's stables, prominently positioned near the hotel site's western entrance. This attractive building has been thoughtfully converted to provide additional guest accommodation, now arranged as three suites, with two on the ground floor and a further suite on the first floor. Two of the suites comprise a lounge, two bedrooms and a bathroom. The third suite, on the ground floor, has two connected bedrooms and a bathroom. Externally, there is a small garden and parking areas.

The Cottage Suites building has scope to be redeveloped into fully self-contained holiday accommodation or to be converted into a residential dwelling, subject to obtaining the appropriate statutory consents.

LEISURE FACILITIES

At the south western corner of the property's site, shielded from the adjacent road by trees and a hedge line, there is a tennis court and a squash court building, which has an entrance lobby and first floor viewing area.

At the foot of the main hotel's lawn lies an attractive open-air swimming pool area, complemented by associated maintenance facilities. The space is enclosed by fencing and framed by mature trees and established shrubs, creating a sense of privacy and seclusion. A surrounding terrace with a distinctive crazy-paved finish provides an ideal setting for outdoor relaxation.

HOLIDAY VILLAS

To the north of the main hotel building, the site extends across the south-eastern side of a gently sloping valley. This area accommodates 49 single-storey holiday villas, dating from the late 1970s to early 1980s, arranged in pairs and small terraces across the landscape.

Villas numbered 3, 4 and 5 are retained within the ownership of Lanteglos Hotel and Villas Limited — In Administration, with the remainder having been sold on long leases, further details of which are set out in the Tenure section of these particulars.

The retained villas are of a broadly consistent layout, each comprising an entrance leading into an open-plan lounge and kitchen area, with two bedrooms and a bathroom located adjacent.

HOLIDAY LODGES

To the south-western side of the valley, the site accommodates 22 timber holiday lodges. It is believed that these were developed in two phases and date back to the mid-1990s.
The lodges are detached and spread across the lower part of the valley side. Typically, the lodges are arranged over two floors and, externally, some of them have terraces.

Lodge 20 is retained within the ownership of Lanteglos Hotel and Villas Limited — In Administration. At ground floor level, it comprises an open-plan kitchen and lounge area with a full-height vaulted ceiling, with two bedrooms and a bathroom located to the rear. A third bedroom is situated at first-floor level.

AMENITY BLOCK

Positioned at the foot of the valley, between the lodges and villas, is a communal car park and a U-shaped amenity building set into the landscape. The lower ground floor provides a convenient guest laundry and two maintenance rooms, while the upper ground floor offers a range of leisure facilities, including a games room, children's playroom, and a function room with bar, along with public WC facilities.

ANCILLARY LAND

To the immediate north of the lodges there is a large undeveloped area that is mainly laid to grass. Our understanding is that a planning application was submitted in September 2025 for "change of use of land for the siting of 31 holiday caravans to form an extension to an existing holiday park". The status of the application is "pending", and further information can be obtained via the following link:

PA25/02255 - Cornwall - Planning-Records.uk

To the west of the property's main site, on the opposite side of the public lane that borders the western side of the hotel and villas, there is a parcel of land within the property's ownership. This site extends to approximately 3 acres and we understand previously had planning consent (under reference E1/90/1559/OFP), granted in 1990, for the development of 15 additional lodge units, tennis courts and an indoor swimming pool function room. We believe that this planning consent may have been partially implemented.

An application for a variation of condition in respect of this parcel of land was submitted in 2025 for the "erection of new swimming pool complex, 15 holiday units, conservatory extension to rear of existing hotel and 4 no tennis courts without compliance with Condition 2 of decision notice E1/90/1559 dated 22.10.1990."

PA25/02320 - Cornwall - Planning-Records.uk

It is recommended that prospective purchasers undertake their own review of the planning applications and seek advice from a planning specialist as appropriate.

SERVICES

We have been advised that the property is connected to mains electricity and water. Drainage is via a treatment system and cess pit. There are tank/bottled gas and oil-fired systems for heating, hot water and cooking.

FIXTURES + FITTINGS

We are advised that all fixtures, fittings, and other items associated with the running of the business are owned outright and shall be included with the sale, save for any items that might be leased on finance. All appliances are untested and prospective purchasers should satisfy themselves that the equipment is in full working order.

THE BUSINESS

The hotel and annexe closed in October 2019 and would benefit from refurbishment prior to reopening; this presents prospective purchasers with an exciting opportunity to consider conversion into an alternative use, noting that the property's ownership includes two parcels of land with further development potential. Such changes and developments are subject to obtaining the appropriate statutory consents.

46 villas and 21 lodges have been sold off on long leases to mainly individual owners — see Tenure section. The freeholder of the property, Lanteglos Hotel and Villas Limited — In Administration, manages the wider estate for which they receive Ground Rent, Service Charge and Other Expenses.

For 2025, the income generated from the villas and lodges is summarised as follows:

Ground Rent	Service Charge	Other Expenses	Total
16,862.26	88,528.61	89,410.73	**194,801.60**

There are three types of leases relating to the villas and villas; further information relating to the leases is contained in a virtual data room that has been prepared for the sale.

A total of 22 lodges and 25 villas contribute to the freeholder by way of Ground Rent, Service Charge, and a proportion of Other Expenses. A further 24 villas pay Ground Rent and contribute towards Other Expenses only, with their contribution reflecting a share of maintenance costs that, for the lodges and remaining villas, are included within the Service Charge.

A schedule setting out the individual Ground Rent, Service Charge and Other Expenses payments is included in the data room.

Prior to the appointment of Joint Administrators over Lanteglos Hotel and Villas Limited, the freeholder rented out, on behalf of the leaseholders, five lodges. The freeholder was entitled to a revenue share of 20% of the rental income achieved, which totalled Agency Costs of £9,290 that are not included in the above summary.

BUSINESS RATES

We understand that the property was removed from the rating list on 24 April 2018.

COUNCIL TAX

The lodges and villas are subject to Council Tax and, where assessed, are typically placed in Band A. However, not all lodges and villas appear to have been assessed, and some entries have been marked as "deleted" in the Council Tax records available on GOV.UK.

PLANNING

We have reviewed the Historic England website and the property does not appear to be listed, but we recommend that prospective purchasers rely on their own enquiries. We understand that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority (Cornwall Council) in this regard.

TENURE

Our understanding is that Lanteglos Country House Hotel (the 'property') is held on a freehold basis, subject to the grant of the leases in respect of 21 lodges and 46 villas.

There are three types of leases, summaries of which are set out in the data room along with a representative copy of each lease type:

- Expiration - all of the leases expire on 1 November 2067
- Ground Rent — these are reviewed either annually or every five years
- Service Charge — this cost is applicable to 25 villas and all lodges
- Other Expenses — 24 villas pay a higher sum that either equates to 1/40th or 1/49th of the Total Expenses, plus a share of maintenance that is included in the Service Charge for the 25 villas.

Prospective purchasers should review the information in the data room to understand the leasehold structures.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC information is set out in the data room.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable. Prospective purchasers should consult their accountant/solicitor for professional advice in this respect.

DATA ROOM

A virtual data room has been prepared and is available to seriously interested parties.

© Crown Copyright and database rights 2026 OS AC0000829429

Tank
Spring
Ponds
Ponds
Spring
131.3m
Sewage
Works (dis)
Gwavas
Lanteglos
Country
House and
Hotel
FB
Issues
Spr
LB
133.7m
Tennis
Court
Lanteglos
Farmhouse
Hotel
122.5m
St Julitta's
Church
Crosses
Spring
Treance
Field House
Lanteglos
141.5m
148.1m
Salterns
Cottage
The Retreat
100 m
200 m
© Crown Copyright and database rights 2026 OS AC0000829

METHOD OF SALE

Offers in the region of £1,250,000 are invited for the property's freehold interest, subject to the leases granted in respect of the villas and lodges. The sale include contents, excluding personal items. Stock to be purchased separately at valuation on the day of completion.

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald. Under no circumstances should any party make a direct approach to the business, the staff or the management of Lanteglos Country House Hotel.

To arrange a viewing please contact:

JAMES WILLIAMSON
Senior Director - Hotel + Leisure
james.williamson@g-s.co.uk
07717 361 856

MARTIN DAVIS
Senior Director - Hotel + Leisure
martin.davis@g-s.co.uk
07840 022 259

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **JULY 2026**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.