



# Bentley Lodge Guest House

Tor Park Road, Torquay, Devon, TQ2 5BQ



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**Beautifully Presented & Well Maintained Guest House**  
**5 Stunning Letting Rooms with En-Suite Facilities**  
**Private Car Parking with EV Point & Attractive South Facing Garden**  
**Situated in a Highly Sought-After Location in Torquay**  
**Excellent Owners Accommodation with Private Garden**

## LOCATION

Bentley Lodge occupies a sizable corner plot in a highly convenient and sought-after location in Torquay, just off a main arterial road, providing excellent access to the town centre, seafront, and a wide range of local amenities. Torquay, often referred to as the "English Riviera" is renowned for its stunning coastline, beaches, and vibrant tourism industry, making it a prime destination for visitors throughout the year.

The property benefits from excellent transport links, with easy access to the A380, connecting Torquay to Newton Abbot and the broader South Devon region. Nearby, visitors can enjoy a variety of restaurants, shops, and leisure facilities, as well as attractions such as the harbour, marina, and scenic coastal walks. The combination of accessibility, prominence, and proximity to Torquay's key attractions makes Bentley Lodge a highly desirable location for both guests and potential owners.

## DESCRIPTION

Bentley Lodge is a highly regarded and successful business where every attention to detail has been paid. This charming property combines modern comfort with classic appeal, with the guest rooms styled in turquoise and blue hues. Each room has a modern en-suite shower room with heated towel rail, tea & coffee making facilities, fridge, wall mounted TV, ironing board & iron, Echo Dot, hairdryer and complimentary toiletries. Outside, the property features private car parking and well-maintained garden areas, enhancing both the functionality and the appeal of the property.

The property also benefits from excellent owner's accommodation, offering a private and comfortable living space with direct access to a decked garden. The garden includes an outhouse with plumbing for a washing machine and tumble drier. Bentley Lodge has earned numerous accolades, including a Booking.com 9.8 "Exceptional" rating, a 5-star Tripadvisor rating, and the Travellers' Choice Awards in 2025, reflecting its outstanding reputation. Bentley Lodge represents an ideal opportunity for owner-operators seeking a ready-to-run guest house in a sought-after coastal location.

Ref No: 4641

£549,950 Freehold

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The premises comprises:-

## **FRONT DOOR**

Leading to:

## **RECEPTION HALLWAY**

With zoned fire alarm system and meter cupboard. Understairs bespoke cupboards and turning staircase to the first floor.

Doors to:

## **DINING ROOM**

18' 8" x 13' 11" (5.69m x 4.23m)

An elegant, light-filled and generous room with attractive bay windows providing views to the garden and seating for 10 guests. Feature fireplace with gas fire.

Archway leading to:

## **GUEST SNUG**

14' 7" x 6' 8" (4.45m x 2.04m)

Furnished with a two seater sofa, two individual cozy armchairs and coffee table. Double aspect with doors opening directly on to the garden.

## **KITCHEN**

21' 5" x 10' 6" (6.53m x 3.21m)

A contemporary fitted kitchen, thoughtfully designed with matching wall and base units. Fully equipped with integrated appliances, including a fridge/freezer and dishwasher. Beling range with 7 ring gas burner, 2 ovens and grill with extraction hood over. Substantial central island unit with storage under. Access to parking area.

## **GUEST ACCOMMODATION**

### **GROUND FLOOR**

#### **BEDROOM 5**

A spacious king size room with side-facing window.

From the hallway, staircase leads up to:

#### **FIRST FLOOR HALF LANDING**

With linen and storage cupboards housing the boiler.

#### **BEDROOM 4**

A charming family room with dual aspect to side and rear, furnished with a king-size bed and a single bed.

#### **BEDROOM 3**

A beautifully appointed king size room with side aspect.

#### **BEDROOM 2**

A delightful double room with side aspect.

#### **BEDROOM 1**

An elegant and spacious king size room, this room benefits from a large bay window overlooking the garden.

## **OWNERS' ACCOMMODATION**

Accessible privately from the front of the property or through the main house via the kitchen.

### **HALLWAY**

A light and airy space featuring Velux windows and windows to the side overlooking the owners' private garden.

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## BEDROOM

27' 3" x 9' 2" (8.30m x 2.80m) 4' 6" x 4' 4" (1.38m x 1.32m)

A generous size room with extensive fitted wardrobes. Boiler cupboard. En-Suite with walk-in shower, low level WC, heated towel rail, and stylish double wash hand basins set within a floating vanity unit.

## LIVING ROOM

17' 2" x 13' 4" (5.24m x 4.06m)

A good size versatile space offering seating area, office and dining area. Patio doors providing direct access to the owner's private garden.

## EXTERIOR

### MAIN GARDEN

Nestled behind privacy fencing is a substantial and meticulously maintained mature garden including a serene water feature with a fountain, complemented by a charming wooden walkway leading to a decked seating area. The shed/workshop has mains electricity providing practical functionality. The garden also benefits from a mains fed green house.

### OWNERS GARDEN

A spacious, private garden designed exclusively for the owners. A decked terrace provides the perfect setting for relaxation or outdoor entertaining, complemented by a versatile shed/workshop.

### PARKING

The property offers dedicated parking for all guests, including an EV charging point.

## GENERAL INFORMATION

### TENURE

Freehold.

### THE BUSINESS

Bentley Lodge, which trades gentle throughout the year, boosts a strong turnover year on year of circa £60,000. The business is owner operated and represents an ideal opportunity for owner-operators seeking a ready-to-run guest house in a sought-after coastal location. Further trading information will be provided to bona fide interested parties after a formal viewing.

### BUSINESS RATES

2023 List: £3,400. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are to make their own enquiries with the Local Billing Authority, Torbay Council.

### SERVICES

The property is connected to mains gas, electricity, water and drainage, and benefits from double glazing and gas central heating throughout.

### INVENTORY

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

### COUNCIL TAX BAND A.

### EPC RATING B.

### VIEWING

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

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This plan is to be used only as an indication of the floor layout and is not to scale.  
Plan produced using Planity.

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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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