

**Winfields**  
SALES & LETTINGS



**Brantwood Hotel, Rowdens Road**

Torquay

**£540,000**



### **Kitchen**

The property benefits from a spacious and well-equipped commercial kitchen, ideal for professional or large-scale catering use. It is fitted with stainless steel units providing ample storage and workspace, along with a large range oven and hob. Additional appliances include two fridge freezers, a solid top, urn, two toasters, and a microwave, offering a comprehensive setup ready for immediate use. There is also designated space and plumbing in place for a dishwasher, allowing for further convenience and practicality within the kitchen area.

### **Restaurant**

The restaurant area offers seating for up to 18 guests across seven tables, creating a comfortable and welcoming dining environment. The space is well-furnished with a guest fridge, sofa, Welsh dresser, and a sideboard currently used as a dumb waiter. Heating is provided by two radiators, keeping the area comfortable year-round.

### **Hallway**

A welcoming and spacious hallway featuring two radiators, providing access to four guest rooms and an office. A door opens out to the decking area, ideal for outdoor relaxation. Stairs lead down to the owners' accommodation and up to the two upper floors.

### **Bedroom 1**

A bright and spacious double bedroom featuring a bay window overlooking the garden side of the property. The room includes a radiator and an ensuite shower room.

### **Bedroom 2**

A beautifully lit double bedroom featuring a charming bay window with a built-in window seat, perfectly positioned to enjoy views over the garden side of the property. The room benefits from a radiator and has its own ensuite shower room.

### **Bedroom 3**

A cosy double bedroom with a charming window overlooking the decking area, filling the room with







### **COMMUNAL GARDEN**

Doors open onto a decked area with seating, providing a pleasant outdoor space. Side access leads down to the garden and the studio flats, offering convenient connectivity throughout the property.

### **OFF STREET**

10 Parking Spaces

A large car park at the front of the property, providing ample space for up to 10 vehicles.



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