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Wayfarers Caravan Park & Lodge

Relubbus Lane, St Hillary, Penzance, Cornwall TR20 9EF

- A high quality, award winning caravan and camping park set in over three acres of landscaped grounds in a tranquil village location, yet convenient for guests to explore the attractions of West Cornwall, the Lizard Peninsula and Cornwall's dramatic North Coast
- Site Licence for 54 touring pitches and six static caravans where our clients choose to provide 39 touring pitches on a low density basis
- The Lodge, offering four new en-suite guest bedrooms
- Purpose built Flying Duck Bistro, a superb 35-cover restaurant with bar and a sizeable equipped commercial kitchen
- Site reception, wash area, laundry and a new high standard shower and toilet block
- A 3-bedroom owners' house with private gardens and an adjoining self-contained 1-bedroom manager's apartment
- Genuine retirement and relocation sale

FREEHOLD

EXCESS £2 MILLION

SOLE AGENT



LOCATION

Wayfarers Caravan Park enjoys a tranquil, almost hidden location in St Hillary, West Cornwall, within a short drive of the beaches at Marazion, Perranuthnoe, Prussia Cove, Praa Sands, Rinsey and Porthleven.

The exceptional holiday park is a fine base for guests to explore many of the West Cornwall attractions including the picturesque harbour resort of St Ives, home to the Tate Gallery, Lizard Point, Land's End, the open air Minack Theatre at Porthcurno, picturesque harbour at Mousehole and Lamorna Cove.

DESCRIPTION

This outstanding, ideal family run holiday park has been thoroughly upgraded and transformed by the current proprietors where the park now briefly comprises six 2-bedroom static caravans; a touring field with Site Licence for 54 touring pitches, although the client offers 39 low density pitches each with electric hook-up with smart meter; a purpose built 36-cover licensed bistro with bar servery and equipped commercial kitchen; further 16-cover terrace; a new high class shower and toilet block and a Lodge offering four new en-suite guest bedrooms.

In all, the 4-Pennant Rated site is set in over three acres and also includes a 3-bedroom owners' residence with private gardens and an adjoining self-contained 1-bedroom apartment ideal for extended family or manager's accommodation.

Under Planning Application No.PA21/10263 further potential exists to build a swimming pool within the grounds and perhaps convert the barn adjoining the owners' residence, subject to planning consent.

We are sure discerning purchasers will recognise that Wayfarers Caravan Park offers an outstanding lifestyle opportunity to live and

work in a desirable, tranquil rural situation, yet a short drive from a number of beaches and coves.

OWNERS' ACCOMMODATION

The owners' residence briefly comprises entrance hall, recently refitted kitchen breakfast room; open-plan lounge diner with a wood-burner; two double bedrooms; a single bedroom and bathroom wc. The annexe offers a ground floor apartment with lounge; kitchen; bedroom and bathroom wc.

SERVICES

Services connected to the site include mains water, drainage, electricity and LPG gas (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES, FITTINGS & EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The property has a Rateable Value of £13,500 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

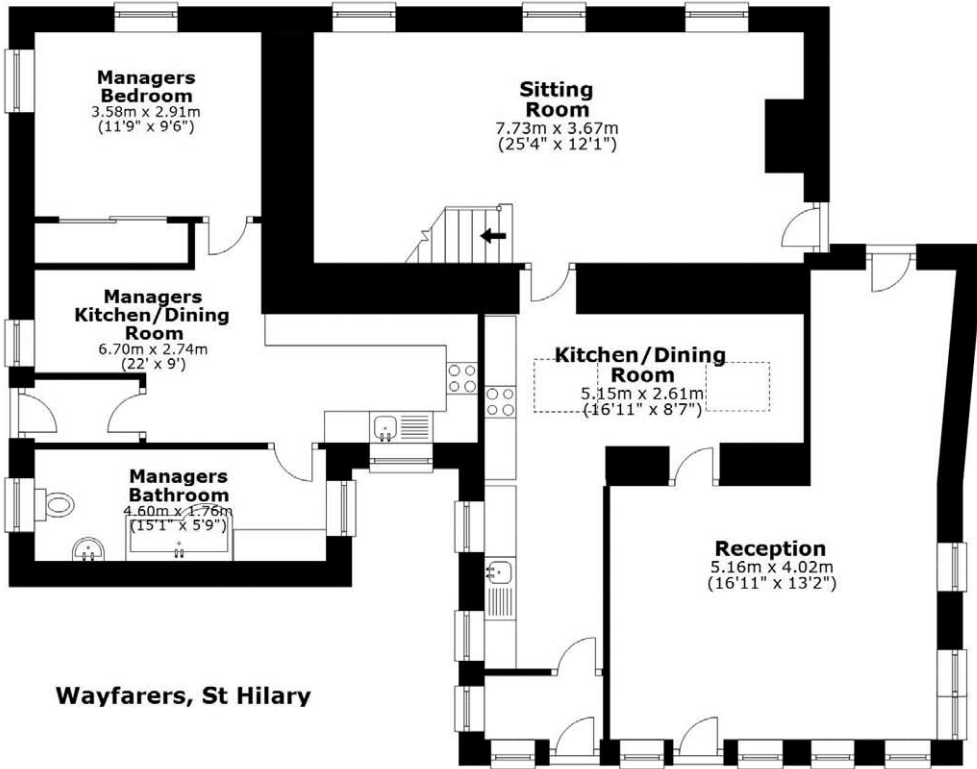
The site has an EPC Ratings of A, A, B & F for the Bistro, laundry, shower block and house respectively.

VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.

Ground Floor

Approx. 144.4 sq. metres (1554.8 sq. feet)



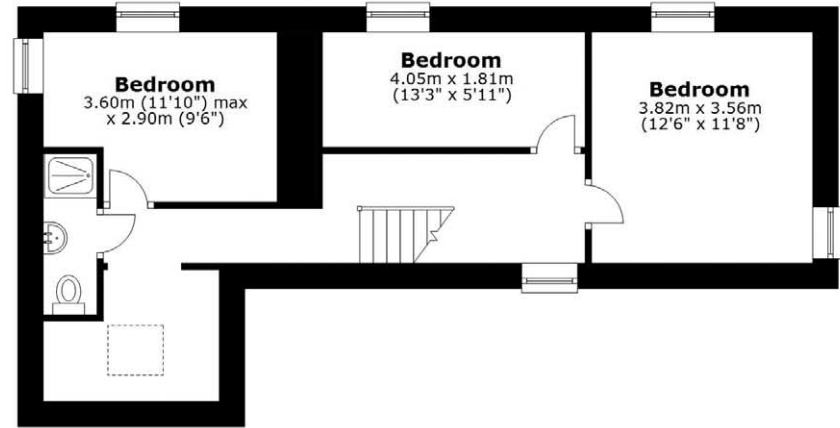
Wayfarers, St Hilary

Total area: approx. 195.1 sq. metres (2100.4 sq. feet)



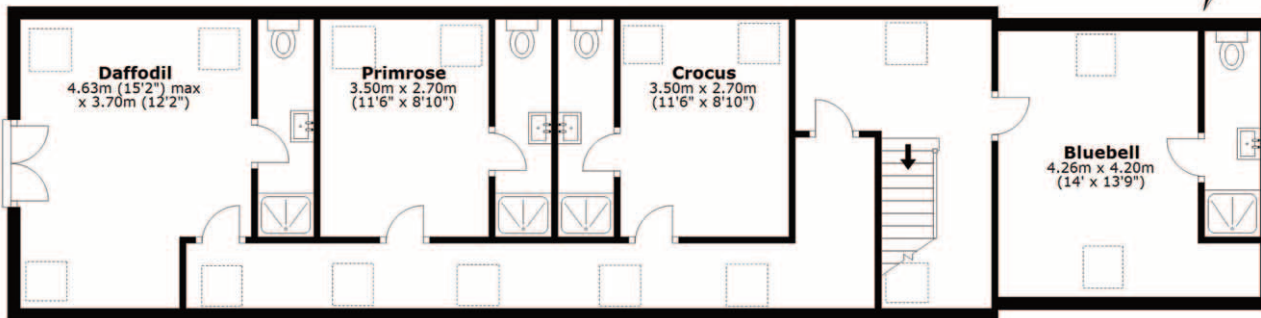
First Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



First Floor

Approx. 90.5 sq. metres (973.7 sq. feet)



Total area: approx. 90.5 sq. metres (973.7 sq. feet)

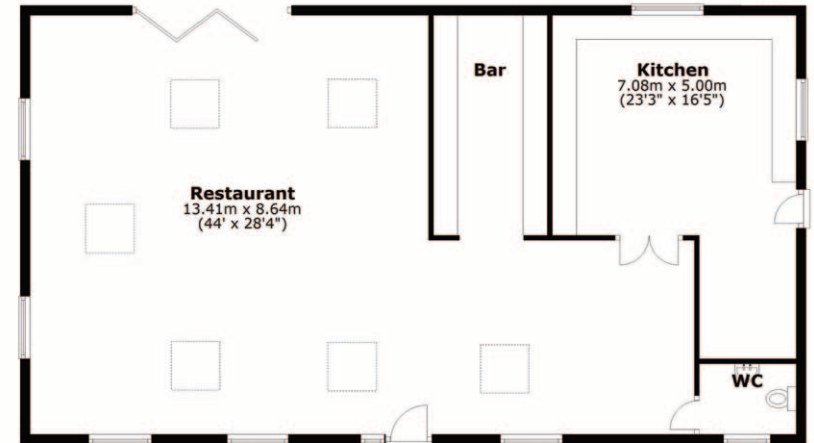
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

Wayfarers Lodge, St Hilary



Ground Floor

Approx. 168.2 sq. metres (1810.5 sq. feet)



Total area: approx. 168.2 sq. metres (1810.5 sq. feet)

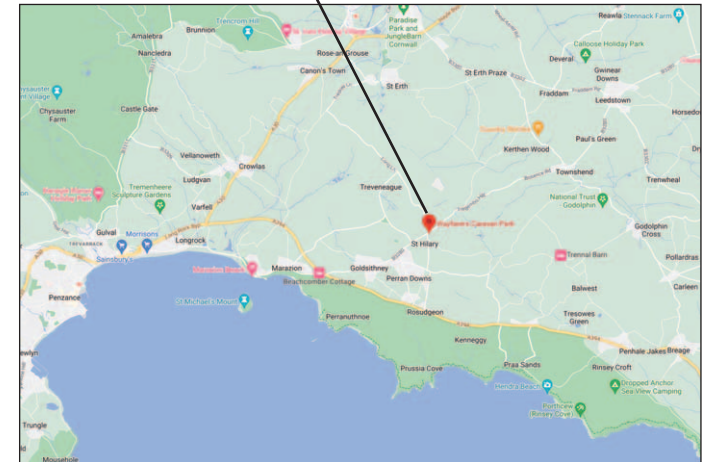
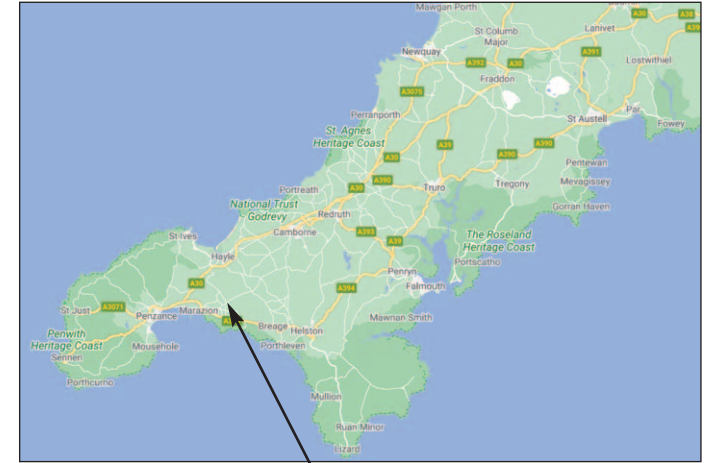
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Wayfarers Bistro, St Hilary









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