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*View to Godolphin Hill*



# Morvargh & Tregonning Burrows

Balwest, Ashton, Cornwall TR13 9TE

- An outstanding home and income opportunity set in generous grounds of approximately 4½ acres, enjoying views over miles of Cornish countryside towards the sea at Mounts Bay in the distance
- A spacious owners bungalow includes living room; kitchen; large conservatory; four bedrooms and two bathrooms
- Self-contained two-bedroom static caravan with terrace, again taking in the views
- Four high quality glamping pods, offered equipped and each having 2 parking spaces
- Gardens and grounds of approximately 4 ½ acres enjoying a pleasant south-westerly orientation
- A superb lifestyle opportunity to live and work in one of Cornwall's most popular regions, taking in most pleasant country and distant sea views

FREEHOLD

PRICE £899,995

SOLE AGENT



## LOCATION

Morvargh & Tregonning Burrows is set in approximately 4½ acres, enjoying a tranquil location in a small hamlet, inland between Porthleven and Marazion in West Cornwall. This superb small leisure business is well located for guests to explore West Cornwall, in particular the scenic harbour village of Porthleven, boasting a range of popular restaurants, nearby beaches at Rinsey and Praa Sands, in addition to the other West Cornwall attractions including Marazion, St Michael's Mount, the beautiful fishing coves at Newlyn, Mousehole and Lamorna and some of Cornwall's finest sandy beaches including Porthcurno, surely one of Cornwall's most photographed beach and seascapes.

## DESCRIPTION

This outstanding home and income opportunity is set in a slightly elevated position, thus enjoying a panoramic vista taking in miles of Cornish countryside including Godolphin Hill and distant sea views to Mounts Bay.

"Morvargh" is the well proportioned, extended family bungalow offering a large conservatory, living room, built-in kitchen, up to four bedrooms and two bathrooms. The bungalow is set in generous gardens and has a spacious driveway and parking area which also leads to the attached garage. Alongside Morvargh is a self-contained two-bedroom static caravan which could provide further family accommodation and potential guest accommodation.

In the first of the five paddocks is Tregonning Burrows, a quite superb leisure business of four high quality glamping pods, with each pod having two parking spaces and a picnic table. The exceptional glamping units are DDA compliant and include an openplan living area with an equipped kitchen, sofa bed, kingsize bed and access to a spacious wet room. All the glamping pods will be offered equipped for the purposes of the sale.

Each pod is approximately 6.9m x 3.1m and each has an external decked area. The pods are fully accessible for wheelchairs with a door width of 900mm.

Externally, immediately to the front of "Morvargh" is a decked terrace which is a fine vantage point for the owners to take in the outstanding views. Steps lead down to a generous lawned garden and gravelled parking and driveway. In all, the property offers 4½ acres, the majority of which is made up of the five grass paddocks located to the west of Morvargh.

We are sure discerning purchasers will appreciate that Morvargh & Tregonning Burrows offers a fine balance of owners' and guest accommodation in a splendid elevated location with generous grounds and most pleasant country and distant sea views.

For further information, interested parties are welcome to view our clients' website ([www.tregonningburrowsglamping.co.uk](http://www.tregonningburrowsglamping.co.uk)).

## THE BUSINESS

Tregonning Burrows Glamping is available for sale due to a change in circumstances. The business offers four self-contained glamping pods, offered on a self-catering basis. The business is in its infancy with the 2023 season being its second year. However, the self-contained units have proved very popular where sales from April to 1st October 2023 totalled approximately £30,000 with much scope for further growth with a more commercial driven marketing campaign.

In the normal manner, further accounting information will be made available to seriously interested parties following a viewing appointment.

## SERVICES

Services connected to the premises include mains electricity; private drainage; oil fired central heating to Morvargh and to the pods electric heating and LPG for hot water. (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.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D under Certificate Reference Number 9380-2370-8300-2427-1185.

## VIEWING

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

## AGENTS NOTE

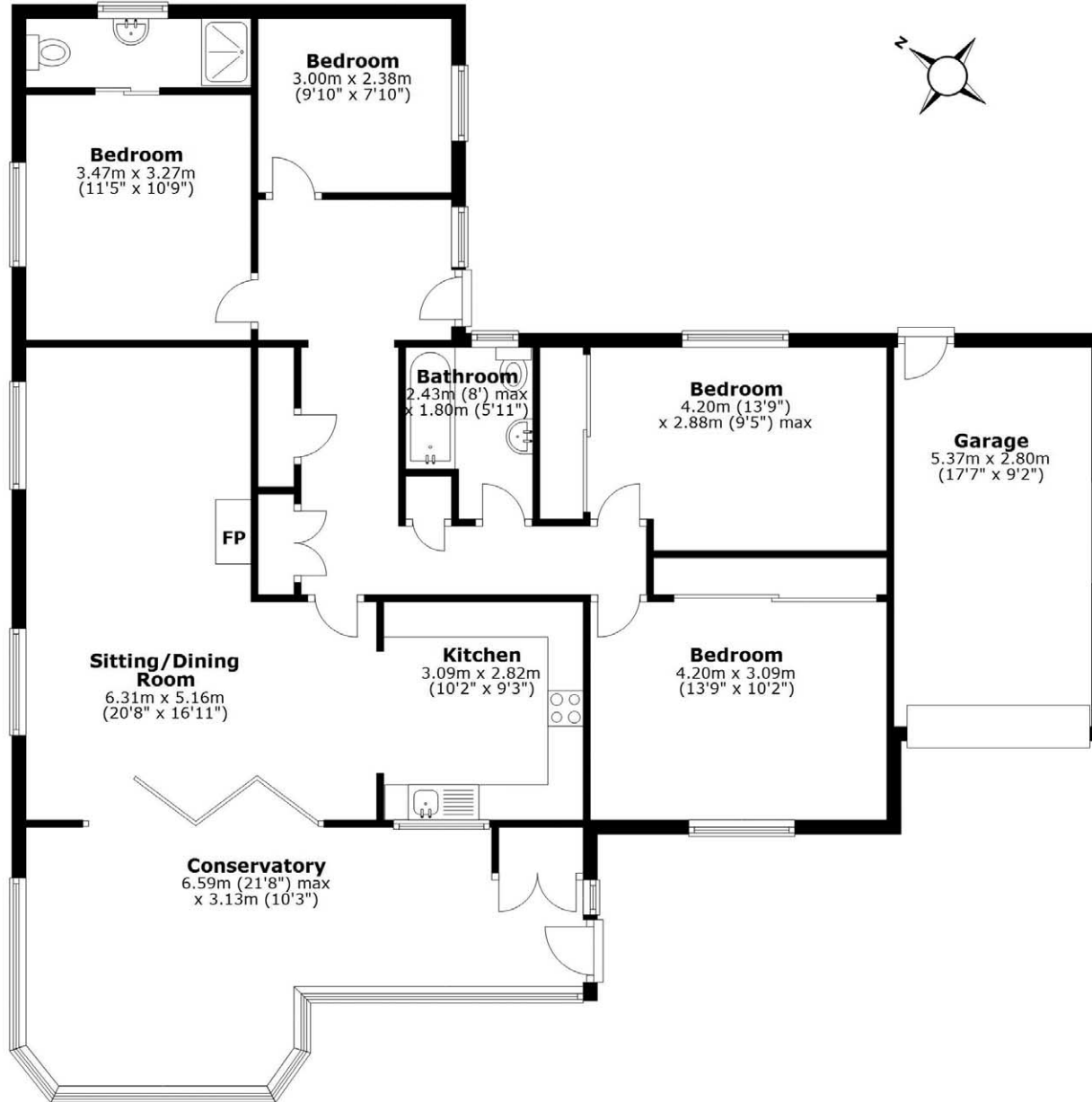
The neighbouring property enjoys a vehicular Right of Way across the initial access lane to provide access to their property. There is also a public footpath across the lane and the perimeter of some of the paddocks.





# Ground Floor

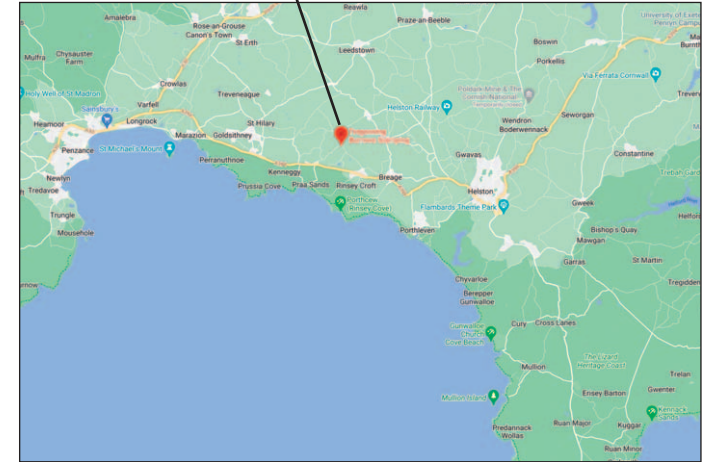
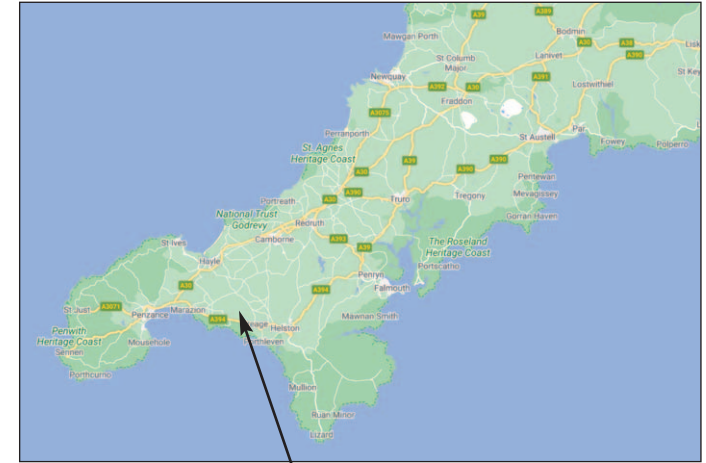
Approx. 150.2 sq. metres (1616.7 sq. feet)



Total area: approx. 150.2 sq. metres (1616.7 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.

**Morvargh, Balwest, Ashton**



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*It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*