



sbcproperty.com





The Beeches Glamping

Summercourt, Newquay, Cornwall TR8 4PW

- An outstanding leisure / home and income opportunity set in over 2 acres of Cornish countryside enjoying far reaching views
- Convenient location between the A30 and Cornwall's dramatic North Coast providing guests an ideal base to explore many attractions, beaches and gardens
- Quality leisure business with consent for 5 glamping pods with 4 self-contained, luxury pods currently on site, three having a hot tub and each having parking and garden areas
- Extremely spacious 5 bedroom owners family residence with generous gardens with several useful outbuildings, parking and garage
- Sales in excess of £90,000 producing good levels of profit
- A superb lifestyle opportunity to live and work in one of Cornwall's most popular regions with pleasant country views

FREEHOLD

GUIDE PRICE £999,950

SOLE AGENT



LOCATION

This exceptional glamping site enjoys a quiet, rural situation yet provides an ideal base for guests to explore all the attractions of Cornwall from its central location. Beeches is located approximately 6 miles from the surfing and coastal resort of Newquay and 8 miles from the cathedral city of Truro, Cornwall's shopping and administrative centre. Within a 5-minute drive are Dairyland farm, Lappa Valley Railway and National Trust's Trerice House and gardens. The beautiful beaches at Fistral, Crantock, Holywell Bay, Watergate Bay and Porth are all within a 20-minute drive.

DESCRIPTION

The Beeches Glamping site is offers a Grade A leisure business, which has been carefully planned and developed by the current owners. The site has planning consent for five detached holiday pods and at present the site includes four high specification glamping pods, each completely self-contained, offered equipped, and briefly comprising an open-plan living area with kitchenette, sofa bed, double bed and shower room/wc. Two of the pods sleep up to five people with a double bed, two bunk beds and a sofa bed, and the other two sleep four people with double bed and double sofa bed. Each pod offers a spacious plot including a private garden area with benches, parking, lawned garden and a fire pit and three of the four pods have a wood fired hot tub.

In all, Beeches is set in over 2 acres, taking in some far reaching countryside views and also includes a barbeque hut providing an excellent social space in all weathers, an honesty shop, shower room, laundry, playing field and a wetsuit and beach goods washing area.

The owners' residence, which has separate access offers incredibly spacious family accommodation briefly comprising an entrance hall, lounge, study area, kitchen breakfast room, utility, dining room, five bedrooms (three en-suite), one of the bedrooms has an attached dressing room which formerly had a kitchenette built in which would make ideal annexe/letting/extended family accommodation as it does have separate access. The hallway leading from the utility room leads to a pool room housing a large hydrotherapy pool.

This superior family home again is set in generous grounds and also includes driveway parking for several vehicles, garage, stocked lawn gardens including an orchard, spacious patio and an array of useful outbuildings and workshops one including a vehicle inspection pit.

We are sure discerning purchasers will recognise that this outstanding lifestyle business offers an opportunity to acquire a highly regarded glamping site, coupled with extensive and flexible owners' accommodation in a tranquil rural situation, yet convenient for all the attractions that Cornwall can offer.

For further information interested parties are welcome to view our client's website, namely <https://thebeechesglamping.co.uk/>

THE BUSINESS

The family run leisure business offers quality self-catering glamping pods. In respect of the trading performance, the accounts for 31st March 2023 showed healthy sales of £92,613 producing an adjusted net profit in the region of £58,000 per annum before deducting Directors' salaries, motor expenses, loan interest and depreciation. Obviously adding the 5th pod (hardstanding in place) will further boost sales. Subject to consent, the grounds adjacent to the glamping pods offers opportunities for tent pitches if a future owner wanted enhance the already successful business.

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

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.

SERVICES

Services connected to the premises include mains electricity; private drainage; LPG gas and a bore hole water supply. (We would point out that no testing of any of the services has been carried out by the agent.)

BUSINESS RATES

The property has a Rateable Value of £7800 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of G under Certificate Reference Number 9688-7057-7294-6141-0950

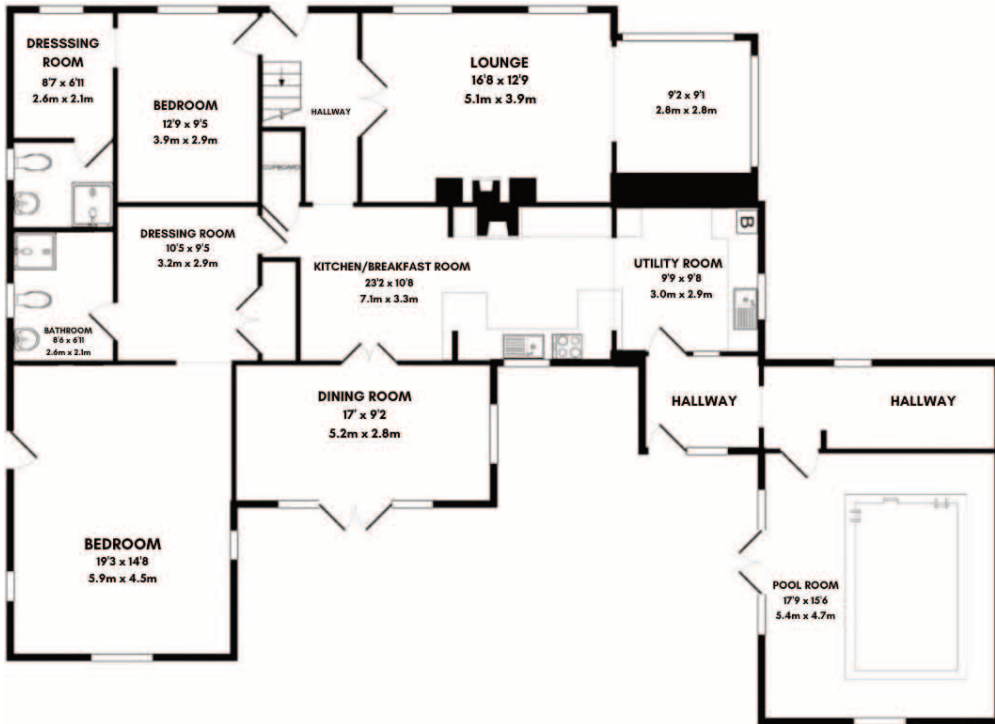
VIEWING

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

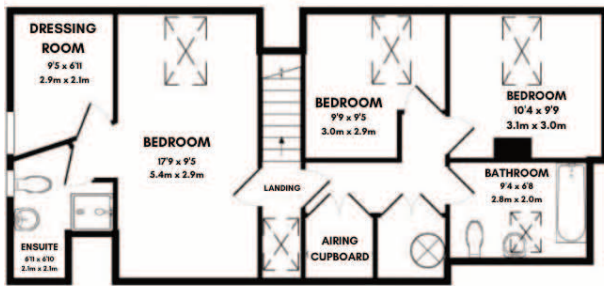


Getmapping plc 2017.





GROUND FLOOR
APPROX. FLOOR
AREA 1936 SQ.FT.
(179.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.2 SQ.M.)

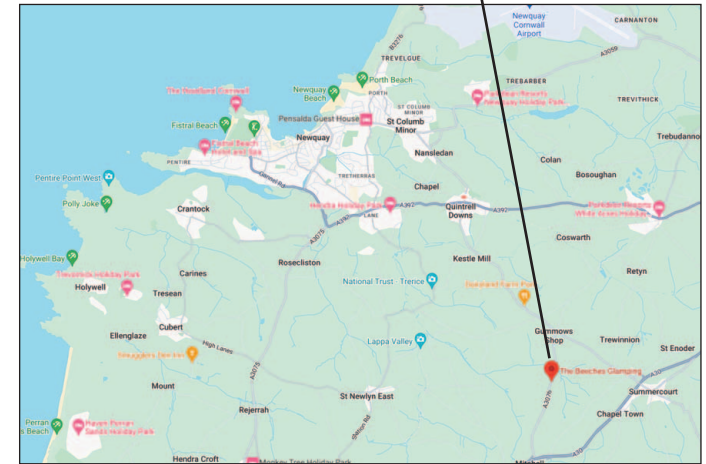
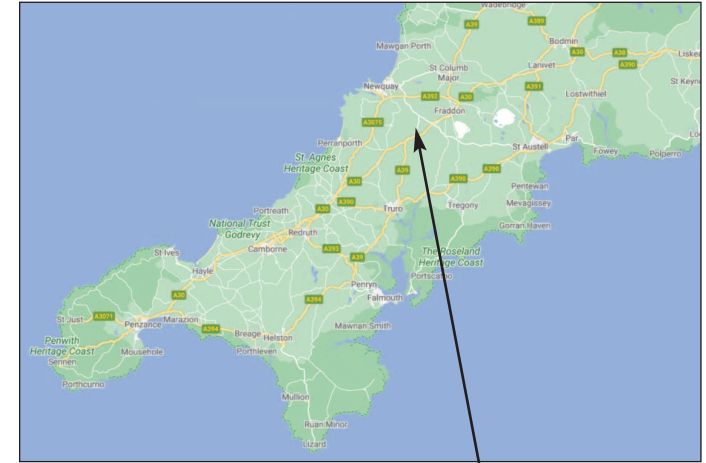
TOTAL APPROX. FLOOR AREA 2585 SQ.FT. (240.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019







sbcproperty.com

**CHARTERED SURVEYORS
COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 245819
E: Russell@sbcproperty.com

SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our offices. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. 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.