



sbcproperty.com







*View to Godolphin Hill*





# MORVARGH & TREGONNING BURROWS

## BALWEST, ASHTON, CORNWALL TR13 9TE

- An outstanding home and income opportunity set in generous grounds of approximately 3½ 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 bathroom
- 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 3½ 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 EXCESS £795,000**

**SOLE AGENT**



## LOCATION

Morvargh & Tregonning Burrows is set in approximately 3½ 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 three 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 open plan living area with an equipped kitchen, sofa bed, king size 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 3½ 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 semi-retirement planning. The business offers four self-contained glamping pods, offered on a self-catering basis. The business started in 2022, and the self-contained units have proved very popular where sales for year end March 2024 totalled approximately £40,000 with scope for further growth with a more commercially 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

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.





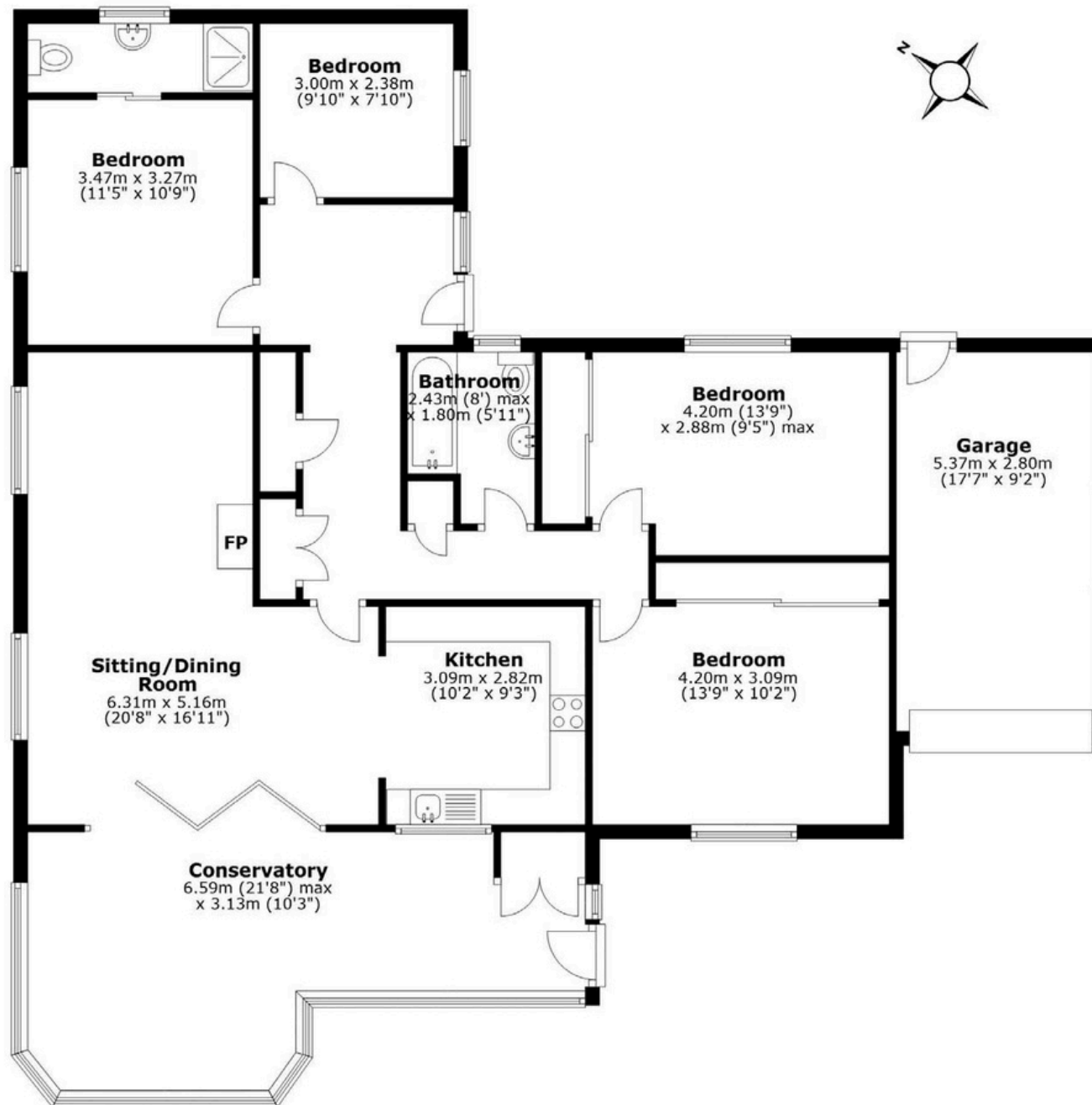






## Ground Floor

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

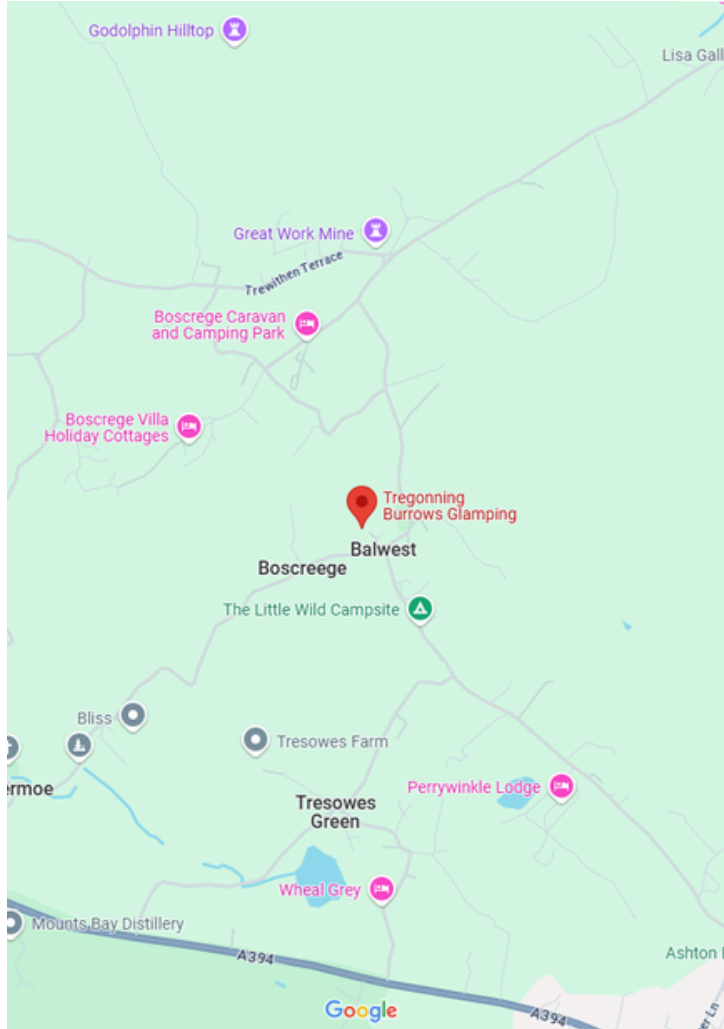


Total area: approx. 150.2 sq. metres (1616.7 sq. feet)

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**





sbcproperty.com

CHARTERED SURVEYORS  
COMMERCIAL, LICENSED & LEISURE  
PROPERTY CONSULTANTS

**DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX**

T: 01872 245819

F: 01872 223342

E: Russell@sbcproperty.com

SBC Property is the trading name of Scott Burridge Commercial LLP for themselves and for the vendors of this property whose agents they are 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 Burridge 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 Burridge 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.