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PROPERTY

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SOLE AGENTS



Tresooth Holiday Barns

Penwarne Road, Mawnan Smith, Near Falmouth, Cornwall TR11 5PF

- An outstanding holiday complex enjoying a tranquil rural situation between the popular village of Mawnan Smith and the harbour resort of Falmouth
- Offering 16 self-contained holiday cottages (four 2-bedroom, five 3-bedroom, one 4-bedroom and six 1-bedroom)
- Set in over three acres including carefully landscaped gardens, paddock, sizeable car park, play area, outdoor heated swimming pool and games room
- Consistent levels of sales in excess of £235,000 per annum
- Genuine retirement sale

FREEHOLD

GUIDE PRICE - EXCESS £2 MILLION

SOLE AGENT



LOCATION

Tresooth Holiday Barns enjoys a pleasant rural situation approximately two miles from the popular village of Mawnan Smith and four miles from the bustling harbour resort of Falmouth. Falmouth is one of Cornwall's most favoured harbour towns offering a number of public beaches, seafront, gardens, the National Maritime Museum at Events Square and a wide range of restaurants, bars, galleries and gift shops etc.

The complex is also convenient for the Helford River, popular with sailing enthusiasts and the footpaths along the South West Coast Path. Other leisure opportunities exist in the fine bay sailing waters of Falmouth Harbour and the Carrick Roads and golf courses at Falmouth, Budock Vean, Mullion and Killiow.

DESCRIPTION

The holiday complex offers 16 well-appointed and self-contained holiday cottages offering either one bedroom, two bedroom, three bedroom or four bedroom accommodation. Externally, is a sizeable car park, leisure amenities including an outdoor heated swimming pool, jacuzzi, sauna, games room and outdoor children's play area. The adjacent paddock is currently laid to meadow. However, subject to Planning Consent, could provide further holiday accommodation for camping etc. We are sure discerning purchasers will recognise that Tresooth Holiday Barns offers an outstanding opportunity to acquire an established leisure business in a superb trading position in a popular West Cornwall location.

Interested parties are welcome to view our clients' website (www.countryviewcottages.co.uk).



BUSINESS

Our clients, now wishing to retire, offer the 16 units as holiday rentals during the summer months in addition to winter lets which produce good levels of income and net profitability. The trading profit and loss accounts for the year ending March 2018 show a turnover of £237,109. In the normal manner, further accounting information will be made available to seriously interested parties following a viewing appointment.





ACCOMMODATION (All dimensions are approximate)

COVERACK COTTAGE (SLEEPS 2)

Open-plan living room, fitted kitchen, bathroom and a first floor bedroom.

HELFORD COTTAGE (SLEEPS 2)

Open-plan living room, fitting kitchen bathroom wc and first floor bedroom.

MAWNAN COTTAGE (SLEEPS 2)

Open-plan living room, fitted kitchen, bathroom wc and first floor bedroom.

MOUSEHOLE COTTAGE (SLEEPS 2)

Open-plan living room, fitted kitchen, bathroom wc and first floor bedroom.

SENNEN COTTAGE (SLEEPS 2)

Open-plan living room, fitted kitchen, bathroom wc and first floor bedroom.

MINACK COTTAGE (SLEEPS 2)

Open-plan living room, fitted kitchen, bathroom wc and first floor bedroom.

ST KEVERNE (SLEEPS FOUR)

Two en-suite bedrooms, sitting room, dining area and fitted kitchen. Offered as two doubles or a double and twin bedroom.



BUDOCK COTTAGE (SLEEPS SIX)

A single-storey bar conversion with double bedroom with en-suite, twin bedroom and a further bunk bedroom, bathroom, fitted kitchen and open-plan living room.



KARENSA COTTAGE (SLEEPS SIX)

Open-plan living room, fitted kitchen, two double bedrooms (one en-suite) and a further twin bedroom and bathroom.

LAMORNA COTTAGE (SLEEPS SIX)

Single-storey cottage with open-plan living room, fitted kitchen, two double bedrooms (one en-suite) and a further twin bedroom and bathroom.

NEWLYN COTTAGE (SLEEPS SIX)

A two-storey holiday cottage with open-plan living room, fitted kitchen, bathroom, two double bedrooms (one en-suite) and a further twin bedroom.

PENDEEN COTTAGE (SLEEPS SIX)

Single-storey cottage with open-plan living room, fitted kitchen, two en-suite double bedrooms and an en-suite twin bedroom.

TRELAWNEY COTTAGE (SLEEPS EIGHT)

The largest of the cottages boasting open-plan living room, fitted kitchen, bathroom, two en-suite double bedrooms, a further double and twin bedroom, offered over two storeys.

PORTHALLOW COTTAGE (SLEEPS FOUR)

A two-storey semi-detached holiday cottage offering an open-plan living room, fitted kitchen, en-suite double bedroom and an en-suite bunk bedroom.

**PENPOL COTTAGE (SLEEPS FOUR)**

Similar design to Porthallow Cottage offering an en-suite master double bedroom, an en-suite bunk bedroom, open-plan living room and fitted kitchen.

MANACLES COTTAGE (SLEEPS FOUR)

Open-plan living room, fitted kitchen, two double bedrooms with en-suite bathrooms.



NOTE: All the holiday units are offered equipped with all the requisite furniture, flat screen televisions and access to the leisure facilities.

OUTSIDE

A driveway off Penwarne Road leads to the car parking providing ample parking. As mentioned, the property offers over three acres of grounds including a paddock, play area, outdoor heated swimming pool, jacuzzi and sauna, games room and some landscaped gardens.

SERVICES

Services connected to the premises include mains water and electricity, LPG gas and private drainage. *(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 £32,500 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

Individual EPC Certificates are available for inspection upon request.



VIEWING

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





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CHARTERED SURVEYORS

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