

# TA MILL

Holiday Cottages & Wedding Venue

ST CLETHER • LAUNCESTON • CORNWALL • PL15 8PS







# TA MILL

## Holiday Cottages & Wedding Venue

Spacious four-bedroom owners' accommodation with private garden and large patio and gym

Eight superb holiday letting cottages

Seven detached holiday lodges

Swim spa, wood fired sauna and hot tub

Games room, children's playground and pitch and putt

Set in around 8.2 acres of gardens, grounds

Lot 2 comprising 35.6 acres of farmland available by separate negotiation

Freehold

*"A tastefully renovated cluster of cottages on a traditional Cornish site, comprising a large family home plus 15 individual holiday lets, including a well-presented Grade II Listed Cornish farmhouse. The accommodation is set in 8.2 acres of land in an accessible, yet peaceful, secluded valley, surrounded by rolling Cornish countryside in an Area of Outstanding Natural Beauty"*





## CORNWALL

Ta Mill is well located for visiting Cornwall and Devon with popular nearby towns including Boscastle, Bude, Port Isaac and Padstow. It is an excellent base from which to explore Cornwall's dramatic coastline and beautiful rural scenery, and there are many attractions less than an hour away such as The Eden Project, Tintagel Castle, Bodmin Moor, National Trust gardens and a myriad of golf courses.

## CONNECTIVITY

Ta Mill is situated near Launceston, approximately two miles from the A395, with the A30 eight miles away, affording excellent accessibility both east and west. The nearest train station is Bodmin Parkway 21 miles away. Newquay International Airport, which offers services to the rest of the UK and some European destinations is 28.5 miles away.



## TA MILL

Ta Mill currently operates as an established self-catering holiday accommodation business, sleeping up to 65 guests on site. Ta Mill also caters for exclusive use weddings for up to 150 guests, alongside offering elopements and smaller bespoke wedding packages.

The cottages are arranged around a central courtyard, with further accommodation provided in the detached lodges which are situated in the surrounding grounds.





## OWNER'S ACCOMMODATION

The owner's accommodation is provided to the west of the site and comprises a 4-bedroom family home which offers reverse level living, taking advantage of the views of the property's surroundings.

The modern open plan kitchen / diner/ living room, complete with AGA, is situated on the first floor, affording stunning views through a floor to ceiling wall of glass windows and providing access outside to the patio and private rear garden. Two of the bedrooms are situated on the ground floor (one with an en suite shower room and the second with an en suite wc). The principal bedroom is located on the first floor along with the fourth bedroom and family bathroom. There is a lounge with wood burner, office and outdoor veranda. Accessible externally on the ground floor is a linen store and reception for the holiday letting business.





## COTTAGES

Ta Mill has 8 letting cottages, all of which have been converted from the original Mill buildings, featuring a combination of stone, slate and exposed beams to deliver ambience and charm.

Cottages are fully equipped for self-catering breaks and offer modern amenities such as flat screen TVs. Some cottages offer guests wood burning stoves or Contura wood burners whilst others benefit from underfloor heating. Most cottages offer external courtyards or patio areas. The Dairy is accessible for assisted wheelchair users. Ta Mill House is also licensed for wedding ceremonies.

The details of each cottage are set out as follows:

COTTAGE	BEDROOMS	CAPACITY
Ta Mill House	4 (all with en suite shower rooms)	Sleeps 9
Forge	3	Sleeps 7
Dairy	2	Sleeps 5
Millers, Hayloft, Olde Granary, Smithy, Pump	1	Sleeps 2







## LODGES

The lodges comprise kitchen, sitting room, family bathroom and bedrooms and occupy tranquil positions within Ta Mill's extensive grounds. The majority of the lodges have been extensively refurbished with underfloor heating and some with private hot-tubs.

A breakdown of the lodge accommodation is provided below:

LODGE	QUANTITY	BEDROOMS	CAPACITY
Meadowview Lodges	4	2	Sleeps 4
Brookview Lodges	3	2	Sleeps 4







## AMENITIES AND EXTERNAL AREAS

Externally there are formal, mature gardens and grounds, including wildlife lake, ½ acre pitch ‘n’ putt and outdoor children’s play area. Guests currently have use of the swim spa, sauna and hot tub by appointment.

There is a purpose-built marquee lawn which has been hardened and levelled for the easy siting of marquees to allow larger weddings to take place, able to accommodate up to 150 guests with electric power source.

There is a games room, which can double as a function room, also licensed for wedding ceremonies.

Wi-Fi is available throughout the property, being served by fibre optic fast speed internet.

There is ample storage room available with a courtyard store ideally situated for the holiday lets plus a further storage barn / tool shed for larger items, grounds maintenance equipment and tools.





## LOT 2

Available by separate negotiation, Lot 2 comprises circa 35.6 acres of pastureland and meadow, including two outbuildings.

The larger of the outbuildings has been partially converted to provide an area for private events and is connected to water and electrical services.





# General Information

## SERVICES

Mains electricity. Private water and drainage. Oil fired central heating.

## TENURE

Freehold.

## ENERGY RATINGS

EPCs are available upon request.

## TRADE

The business is established and profitable and is currently owner operated. Detailed trading information is available upon request to interested applicants.

The business operates through a dedicated website which can be found at: <https://www.tamill.co.uk/>

## TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

## VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

## FIXTURES AND FITTINGS

Trade inventory will be included in the sale. Stock at valuation on completion.

## LOCAL AUTHORITY

Cornwall County Council  
County Hall, Treyew Road, Truro, TR1 3AY  
Tel: 0300 1234141  
Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

## RATEABLE VALUE AND COUNCIL TAX

£30,150 for the self-catering holiday units (15) and premises.  
Council Tax Band C.

## CONTACT

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## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

