



L I T T L E T R E A M B L E F A R M

Little Treamble Farm

Treamble, Rose, Truro
Cornwall TR4 9PR

Holywell Bay 3 miles • Perranporth 3 miles
Crantock 4 miles • Newquay 5 miles
Truro 10 miles

An impressive modern home,
established touring park and
farmland set just inland from the
north Cornish coast with majestic
views

- Substantial contemporary 4 bedroom house
- Magnificent far-reaching pastoral views to the coast
- Successful touring park
- Willerby Skye 3 bedroom static caravans
- Extensive range of outbuildings
- Superb lifestyle property
- Pasture land

In all, approximately 33.5 acres (13.55 hectares)

For Sale by Private Treaty





Stags
61 Lemon Street, Truro
Cornwall TR1 2PE
Tel: 01872 264488
Email: truro@stags.co.uk

Stags Holiday Complexes
21/22 Southernhay West
Exeter, Devon EX1 1PR
Tel: 01392 680058
Email: holidaycomplexes@stags.co.uk

The London Office
40 St James's Place
London SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk



stags.co.uk

Situation

Commanding fabulous far-reaching views to the North Cornish coast, Little Treamble Farm stands in a wonderful rural position between the popular resorts of Perranporth and Newquay.

Surrounded by picturesque countryside, this attractive and diverse holding lies within easy driving distance of a number of fine beaches, whilst a by-way passes along the shared entrance drive affording access to a plethora of scenic walks.

Renowned for its almost three-mile stretch of sandy beach and excellent surfing, Perranporth offers a range of local facilities together with a Links Golf Course. Other notable nearby beaches include Crantock and Holywell Bay, both of which are owned by The National Trust and backed by broad sand dunes. Slightly further afield is Newquay with its wide range of amenities together with the world-renowned surfing beach at Fistral.

The cathedral city of Truro is a vibrant shopping centre with many national retailers represented. There is also a variety of well-established local schools, indoor and outdoor markets, cobbled streets and alleyways.

The A30 trunk road is around four miles away allowing easy access both around the county and to the property.

Summary of The Property

Little Treamble Farm represents a wonderful opportunity to acquire a superbly positioned touring park and smallholding that extends to around 33.5 acres in total.

Commanding wonderful panoramic views to the north Cornish coast, the touring park is a long established, successful and highly rated tourist business that, in addition to the campsite, includes two static caravans owned by the vendors and three that are privately owned, paying a yearly ground rent.

The main residence has been updated by the vendors to provide beautifully presented contemporary family accommodation with extensive gardens.

There is a substantial range of outbuildings, extended mobile home (requiring refurbishment) and ancillary buildings serving the campsite. The farmland outside of the campsite is laid to pasture and gently slopes into the valley, again with great views.





Main Residence

Extending to some 2,900 sq ft, this attractive family home is approached over its own separate driveway and stands to the west of the touring park enjoying truly outstanding panoramic views across open countryside to the coast in the distance.

The layout of the accommodation and dimensions are more clearly identified in the accompanying floor plans but in brief comprise:

An Entrance Porch that opens into a spacious and welcoming Reception Hall with the two well-proportioned formal Reception Rooms opening off. The Kitchen is appointed with a comprehensive range of Shaker style units, complemented by granite work surfaces and a central island. The ground floor is completed with a Pantry, Utility and Shower Room.

On the first floor are found the family Bathroom and four Double Bedrooms, the master benefiting from an En-Suite.

Outside

To the front of the property is a generous granite chipped driveway with ample parking for several vehicles and direct access to the Garage with remote roller door.

Accessed from the dining room and orientated to catch the evening summer sun, is an expansive paved sun terrace with an impressive outdoor barbeque area and space for a hot tub. Out of sight from the tourist areas, the rear gardens are totally private. Sweeping lawns run down to a summerhouse / studio that is perfectly positioned to capitalise on the vistas over your own farmland towards the sea.

The Campsite

Little Treamble Holidays is a long-established business that enjoys excellent occupancy and repeat bookings.

The touring site is approached over its own independent driveway with the pitches laid out in three level enclosures. Planning allows for a total of 20 pitches, all of which benefit from electric hook-up points, some with water and/or drainage. There are two separate buildings housing the showers and WCs with additional

laundry/wash-up building and former shop.

Separating each of the fields – Country View, Sea View (Camping and Caravanning Club Certified Site) and Palm Trees - are fences and mature trees with the whole site being well maintained and cared for.

Also on site and situated in a secluded cul-de-sac are five 3 bedroom Willerby Skye static caravans each with parking and sun deck. Surrounding the caravans are lawned grounds. Three of these are independently privately owned with Little Treamble Holidays receiving an annual Ground Rent. The remaining two are owned by the vendors and holiday let.

Beyond the formal touring park is an additional level enclosure known as Elderflower that, during the peak of the season, is used principally for tents.

Outbuildings

At the heart of the property is a range of substantial farm buildings, principally timber framed with corrugated sheet cladding that could lend themselves to a variety of uses.

The main building is a timber framed barn – 60' x 67' (18m x 20m) with surrounding enclosed yard and additional open fronted barns.

The Land

In all the property extends to approaching 33.5 acres. The farmland is classified as Grade III (Good to Moderate quality) and is free draining, gently sloping, predominantly pastureland. It is accessed from a gateway off the byway that runs along the boundary as well as from the touring site.

The land suits livestock or horse grazing, or could accommodate a range of alternative recreational uses or further expansion of the tourist business, subject to any necessary consents. Entitlements to claim farm subsidies on the land will be included in the sale. There are no environmental schemes affecting the land.

Wayleaves and Rights of way

The land is sold subject to and with the benefit of any wayleaves, easements or rights of way. There are no public rights of way that cross the property.

The Business

The campsite and touring park is run by a husband and wife team who have established and built a profitable business. The site benefits from high occupancy levels throughout the season with many visitors returning on a repeat basis. The Vendors promote the campsite through their own website, www.treambleholidays.co.uk and accounts can be made available to interested parties following viewing.

It is considered that further scope exists to adapt the business, if desired. In November 2020 Pre Application Advice was sought for the siting of 10 static holiday lodges to replace existing tenting and touring pitches. The officer opinion letter can be viewed on Cornwall Council Online Planning Register.

Services

Mains water and electricity. Private drainage. Oil fired central heating to main residence. LPG bulk tank serving the static caravans and launderette.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Telephone 0300 1234 100.

Outgoings

The camping site and premises has a current Rateable Value of £12,000. The house is in Council Tax Band F.

Notes

All prices are quoted exclusive of VAT, where applicable.

Directions

Travelling westwards on the A30, pass over the Carland Cross roundabout and continue towards Redruth. Take the first turning right to Perranporth and within $\frac{3}{4}$ mile turn right signposted Newquay onto Scotland Road. Proceed for approximately 1 mile and at the T-junction turn right onto the A3075 towards Newquay. Within 350 yards, turn left signposted Rejerrah and proceed along this lane for approximately $\frac{3}{4}$ mile to the top of the hill and on a sharp left-hand corner proceed almost straight on into the shared lane that serves Little Treamble Farm. Little Treamble Farm is the first property on the right-hand side.

Viewing

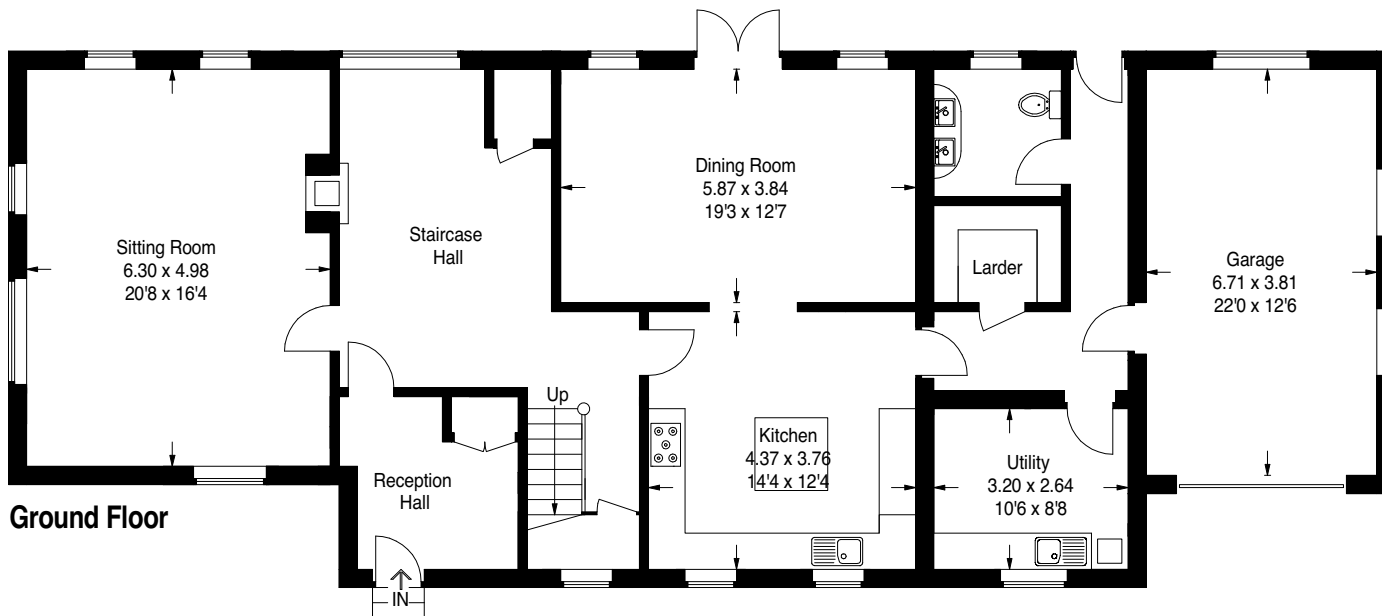
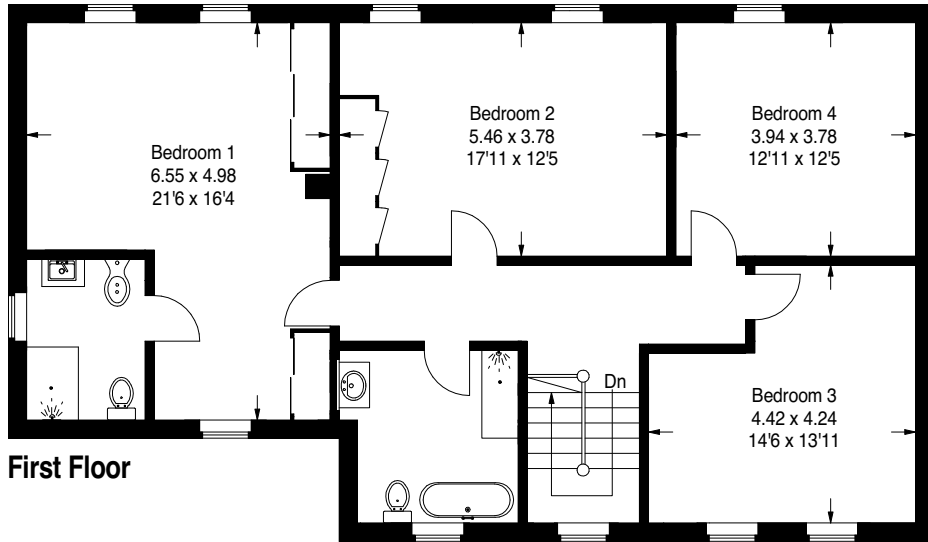
Strictly by prior appointment with Stags' Holiday Complex Department on 01392 680058 or Stags' Truro office on 01872 264488.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose



LITTLE TREAMBLE FARM



Energy Efficiency Rating

