



Colroger Holiday Cottages







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Lender Lane, Mullion, Helston, , TR12 7AJ

Mullion Cove - 1.5 miles Poldhu Cove - 1.5 miles Kynance Cove - 6 miles

A long established holiday cottage complex with fabulous character home and additional investment income set in the very heart of this popular village

- Beautifully presented 5 bedroom home
- Business established over 50 years
- Easy access to the village amenities
- Freehold
- Rateable Value £9,450
- Five holiday cottages sleeping 2 to 4 guests
- Business units providing rental income
- Ample parking
- Council Tax Band E



Guide Price £1,700,000

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SITUATION

Mullion is the largest village on The Lizard Peninsula with a lively atmosphere in the summer months centred round the variety of shops, inns and restaurants. Other amenities include both a primary and secondary school, Health Centre and an excellent 18-hole golf course. Just over one mile distance is the picturesque Mullion Cove, protected from the waters of Mounts Bay by two stout sea walls. Within a short distance is Poldhu Cove whilst another popular local beach is Polurrian, favoured by surfers and approached by an attractive walk.

Much of The Lizard, including Mullion is designated as an Area of Outstanding Natural Beauty with the unspoilt landscape and picturesque fishing coves such as Cadgwith being within easy reach. Around nine miles distance is the market town of Helston which offers a comprehensive range of amenities including a fine array of interesting shops, a wealth of traditional inns together with schooling, leisure and recreational facilities.

THE PROPERTY

Available on the open market for the first time in over 50 years, Colroger Holiday Cottages is a diverse 'Lifestyle Business' that stands in the heart of this highly sought after village with an established and much loved Holiday Letting business alongside investment income from a Dog Groomers and a Cafe. An absolute 'Gem' that has been our client's home and business for many years and is now only available through retirement.

The fabulous, Non-Listed main residence is beautifully presented throughout and offers exceptional family accommodation that skilfully blends the traditional character of the building with modern day living requirements.

The five holiday homes are arranged around a central communal courtyard, providing comfortable and delightfully presented guest accommodation with a car parking space.

The two commercial units are both let on Business Tenancies, providing a steady investment income.

COLROGER HOUSE

An attractive attached Period home that has been thoughtfully cared for by the vendor, retaining numerous character features whilst ensuring that all rooms are tastefully decorated and appointed to a high standard.

Extending to approximately 2,650 sqft, this lovely home is typically approached from the communal courtyard into a reception hall, off which lies one of the reception rooms with wood burner together with a superb contemporary wet room. Leading on from here is the family kitchen/breakfast room with extensive range of timber units and an oil-fired Aga. The formal sitting room features a massive inglenook fireplace with bread oven alongside wood panelling, a window overlooking the garden and mellow herringbone style wood flooring. Completing the ground floor is a well proportioned dining room and separate study with slate flag floor.

The upper floor is home to five bedrooms, two of which share a 'Jack and Jill' bathroom together with a well-appointed family bathroom.





THE COTTAGES

Known as Poldhu, Polurrian, Polpeor, Kennack and Kynance (named after local beaches), the five holiday homes are comfortable and well-equipped, sleeping between two and four guests. Poldhu and Polurrian have the benefit of their own private courtyard gardens whilst the others can use the communal courtyard.

Colroger has built up a reputation on providing comfort and a warm welcome self-evident by the many people who return year after year. There are also those that stayed as children returning now with their children!

BUSINESS UNITS

As previously described, both units are occupied by local businesses, a Dog Groomers and Cafe. Further information on the tenancies and investment income can be provided.

GARDEN, GROUNDS AND OUTBUILDINGS

Attached to Colroger House is a particularly useful outbuilding with plentiful space for storage and some potential for conversion (STP). On the opposite side of the courtyard is an open fronted carport, supplementing the driveway parking.

The driveway affords plentiful space for both guest and owners parking whilst to the front of the main residence is a delightful private garden with areas of lawn, paved seating areas and a water feature.

THE BUSINESS

Successfully operated by the vendor for over 50 years, the opportunity to acquire such an established business is rare. The cottages are promoted solely through the vendor's own website colrogerholidays.co.uk and whilst benefitting from impressive levels of returning guests, it is felt that significant further scope exists for an incoming owner to increase the levels of income or alter the form of business.

SERVICES

Mains water (metered), electricity and drainage. Oil fired central heating to main house. Electric heating to the holiday homes. Up to Ultrafast broadband available in the area (Ofcom). Mobile coverage is likely 'inside' from O2 and Vodaphone and likely 'outside' from O2, Vodaphone, Three and EE (Ofcom)

OUTGOINGS

Colroger House is in Council Tax Band E. The holiday cottages have a Rateable Value of £9,450.

FIXTURES, FITTINGS AND VAT

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included. All prices are quoted exclusive of VAT, where applicable.

VIEWINGS

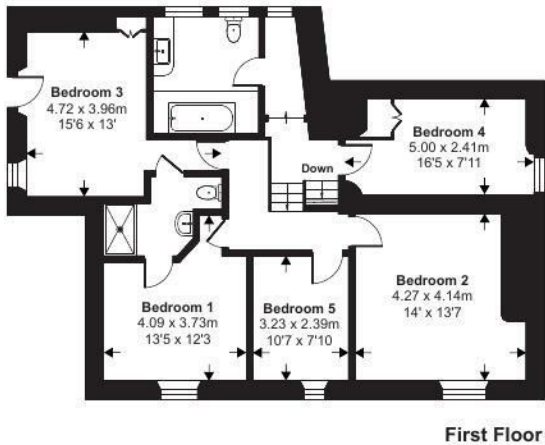
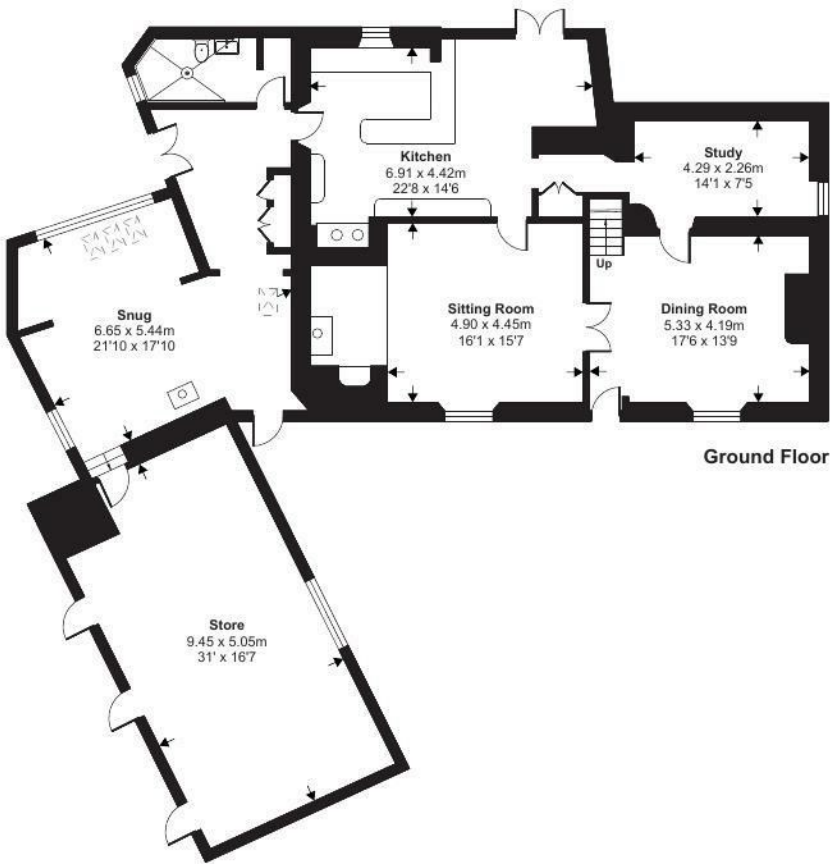
Strictly by prior appointment with Stags' Holiday Complexes Department on 01392 680058 or Stags Truro office on 01872 264488.

DIRECTIONS

Proceed to the village and around the one way system, turning right at Aspects Holidays. At the T Junction turn right again and after a short distance, the entrance drive will be on the right, between the Dog Groomers and Cafe.

Approximate Area = 2656 sq ft / 246.7 sq m
 Store = 516 sq ft / 47.9 sq m
 Total = 3172 sq ft / 294.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1089330



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 72 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 47 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |





POLITE NOTICE
EST. 40 YEARS
COLIN ROGER
HOLIDAY HOMES
PLEASE DO NOT PARK ON
PROPERTY OR IN FRONT
ACCESS TO PROPERTY
AT ALL TIMES
THANK YOU

