



RIVERMEAD FARM

LISKEARD • PL14 6HT







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Bodmin 6.6 miles • Newquay 24.8 miles • Exeter 61.4 miles
(all distances are approximate)

“An exciting opportunity to acquire an established self-catering holiday accommodation business and spacious owner’s accommodation set in around 17 acres of gardens, ground, river and lake with a long season of brown trout, sea trout and salmon fishing”

Detached 4 bedroom owner’s accommodation

5 holiday cottages and 2 lodges accommodating up to 32 guests

Delightful surroundings fronting the River Fowey

Single bank fishing from April 1st to December 15th each year

Potential to add further letting accommodation (STPP)

Gardens and grounds including lake and fitness trail extending to 17.1 acres

Ample on site car parking





RIVERMEAD FARM

Situated in 17.1 acres of private, idyllic gardens and grounds, Rivermead Farm comprises a spacious 4 bedroom owner's bungalow and 7 holiday letting units, sleeping from 2 to 8 guests. The Property is accessed via a private driveway and occupies a tranquil Cornish setting around 6.6 miles east of Bodmin, fronting the River Fowey with a long fishing season stretching to mid-December.

The Property is located just 0.5 miles from the A38, affording excellent accessibility both east and west. The nearest mainline train station is Bodmin Parkway, around 3.3 miles from the Property, providing direct services to London Paddington. Newquay

International Airport is around 23.1 miles away and provides services to the rest of the UK and some European destinations.

THE LOCAL AREA

Rivermead Farm is well located for a range of both south and north Cornwall's attractions and hotspots. The Eden Project is situated around 12.2 miles from the Property. The popular seaside towns of Fowey and Looe are located around 14.4 miles and 13.3 miles from the Property respectively. The Property is also well situated for the Lanhydrock Estate, Bodmin Moor and the beautiful Cornish beaches and villages, such as St Neot, Lostwithiel and Liskeard.

Owner's Accommodation

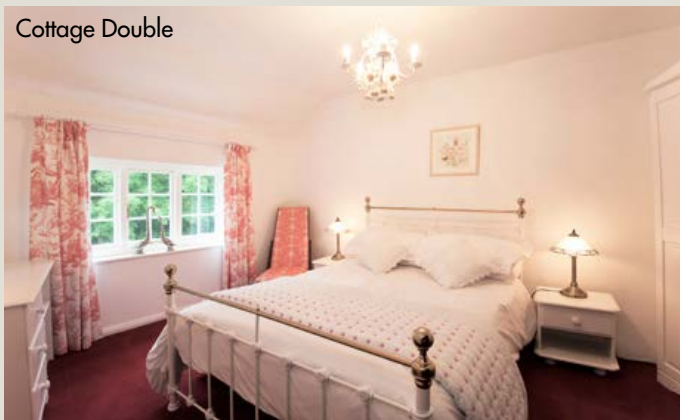




OWNERS' ACCOMMODATION

Owners' accommodation is provided in a spacious and light 4 bedroom unit, capable of being separated into a main house and 1-bedroom annexe. Externally, there is a private patio overlooking the stunning gardens and grounds down to the River Fowey.

Cottage Double



THE COTTAGES

Guest accommodation is provided across 5 letting cottages, converted from the old farm buildings. The details of each cottage are set out below:

COTTAGE	BEDROOMS
Rivermead Cottage	4 (sleeps 8)
Bluebell	2 (sleeps 4)
Salmon	2 (sleeps 4)
Kingfisher	1 (sleeps 2)
Oaktree	1 (sleeps 2)
Total	10 (sleeping 20)

All cottages provide a fully equipped kitchen and enjoy the views over the Property's outstanding landscape. The cottages are all rated either 4 or 4* Gold by Visit England.

Cottage Lounge



Cottage Kitchen

Otter Lodge



Lodge Bedroom



Lodge Shower & WC



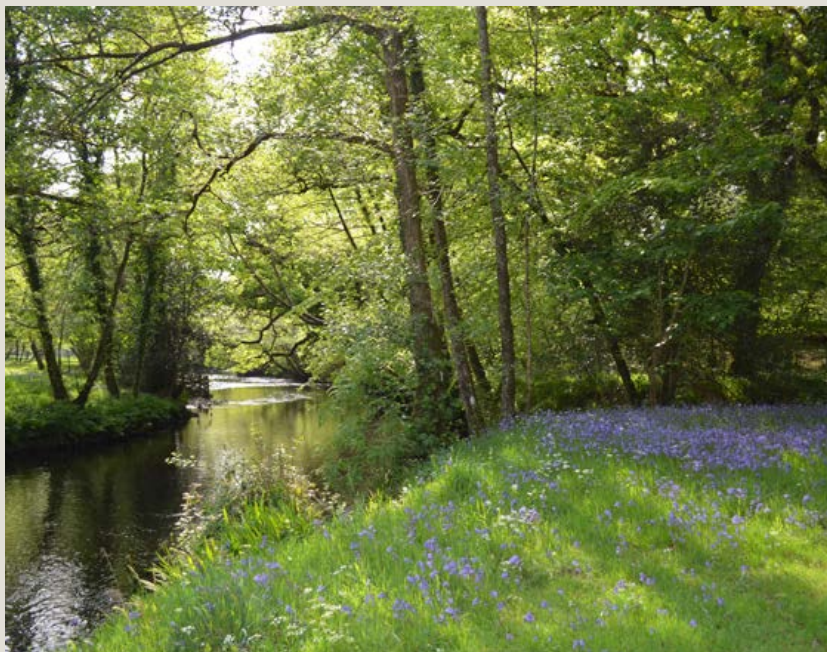
Lodge Kitchen Lounge



THE LODGES

LODGE	BEDROOMS
Otter Lodge	3 (sleeps 6)
Owl Lodge	3 (sleeps 6)
Total	6 (sleeping 12)

The Lodges provide light and airy contemporary accommodation, nestled in the property's grounds.



GENERAL INFORMATION

SERVICES

Mains electricity.

Private water and drainage.

Owner's Accommodation: Oil fired central heating.

Lodges: Gas fired central heating.

Cottages: Electric heating.

TENURE

Freehold. The trading property and owner's bungalow currently sit on separate titles.

ENERGY RATINGS

EPCs are available on request.

TRADE

The business is established 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:

<http://www.farmcottagescornwall.co.uk/>

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.

LOCAL AUTHORITY

Cornwall County Council

Pydar House, Pydar Street, Truro, TR1 1XU

E: enquiries@cornwall.gov.uk

T: 0300 1234 232

RATEABLE VALUE AND COUNCIL TAX

Owner's Bungalow: Council Tax Band E

Rateable Value: £9,000

The business currently benefits from Small Business Relief.

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.

CONTACT

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AMENITY & EXTERNAL AREAS

Externally the grounds extend to approximately 17.1 acres comprising gardens, woods, paddocks and 1.3 acre lake.

The current owners have also created a Fitness trail and Boules court within the grounds. There is also a levelled lawn area suitable for marquees.

The Property fronts approximately 500m of the River Fowey with single bank fishing rights running from 1st April to 15th December each year. The current owners do not currently offer lake fishing. The Rod Room provides storage for fishing equipment and guest laundry facilities.

There is an onsite craft studio, garage, tractor shed and two 100' poly tunnels within the grounds.

There is ample resident and guest parking on site.

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