





CHYPONS FARM HOLIDAY COTTAGES

NANLEDRA ST IVES CORNWALL TR20 8NE

- An outstanding holiday cottage complex enjoying a tranquil rural setting approximately 3 miles from the beaches at Carbis Bay and St Ives
- Five letting units including four extremely well-appointed, two-bedroom holiday cottages and a superb B&B suite
- A well-proportioned, three bedroom owners residence with full residential consent
- All properties have been thoroughly refurbished and include many character features
- Delightful stocked, level gardens bordering a stream and a pleasant courtyard providing ample parking with access to a car port, utility and store rooms
- An excellent lifestyle / home and income opportunity in a desirable West Cornwall setting

FREEHOLD

GUIDE PRICE £1,250,000

SOLE AGENT



LOCATION

This wonderful lifestyle opportunity is set in generous grounds approaching an acre, in a tranquil wooded valley in the rural environs of Nancledra, approximately 3 miles from the picturesque harbour town of St Ives, one of the UK's favourite holiday destinations.

The cottage complex is an ideal base for guests to explore the West Cornwall area, boasting a number of sandy beaches, gardens, the South West Coast Path, St Michael's Mount, Minack Theatre, St Ives, Carbis Bay and Penzance, West Cornwall's shopping and administrative centre.

DESCRIPTION

This delightful cottage complex has been thoroughly improved and refurbished by the current proprietors, is offered in immaculate condition and importantly retains many character features.

The letting accommodation briefly comprises, four self-contained cottages, namely Farm Cottage (sleeps four), The Barn (sleeps three), River Cottage (sleeps four) and Waterside Cottage (sleeps four). All four cottages offer two bedrooms, and two have two bathrooms.

In addition to the cottages, the complex has a sumptuous studio suite, currently offered as a bed and breakfast option which has proved to be very successful.

Chypons Farm includes a well-proportioned, owners' residence which has been carefully remodelled and improved to comprise, sitting room with feature fireplace, a further lounge, a well-proportioned conservatory style dining room, three bedrooms and two bathrooms. The cottage offers comfortable family accommodation and includes a private courtyard garden.

The complex is set around a pleasant courtyard, with access to utility/storeroom, large double car port with further storage and drying area, and a sizeable outbuilding used as a garage and workshop which could provide a games room.

Beyond the courtyard is a beautiful levelled lawn garden abutting a stream. The generous garden area is stocked with an array of mature trees and shrubs and includes a summer house/play room, barbeque area and, tucked away, useful storage buildings for the owners' use.

The successful, self-catering and B&B business trades approximately four months of the year (mid-May to mid-September) and generates a turnover in the region of £75,000 per annum, which could obviously be enhanced by more commercial driven proprietors by extending the trading season from April till the end of October, thus potentially reaching the VAT threshold. In the normal manner further detailed trading data will be made available to seriously interested parties after an initial viewing.

We are sure discerning purchasers will recognise that Chypons Farm Holiday Cottages offers a fine balance of guest and owners' accommodation, set in splendid gardens in a most desirable, tranquil situation, yet a short drive from Cornwall's north and south coasts.

Interested, prospective purchasers are welcome to view our clients website namely, www.chyponsfarm.co.uk

SERVICES

Services connected to the premises include mains water and electricity. Private drainage. Oil-fired central heating. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES & FITTINGS

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 £10,500 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

EPC

The properties have EPC Ratings of E,E,F,E,F under Certificate Reference Numbers

9158-7046-6276-9880-1290, 0996-2885-6361-2190-7731, 9358-6027-6246-9380-1204, 8130-6126-9240-1825-7296 and 0092-2885-6361-2190-6731.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents

SBC Property

Daniell House

Falmouth Road

Truro

Cornwall TR1 2HX

FAO : **Russell Weetch MRICS**
TEL : **07825 735465**
EMAIL : **russell@sbcproperty.com**



The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.





BARN COTTAGE

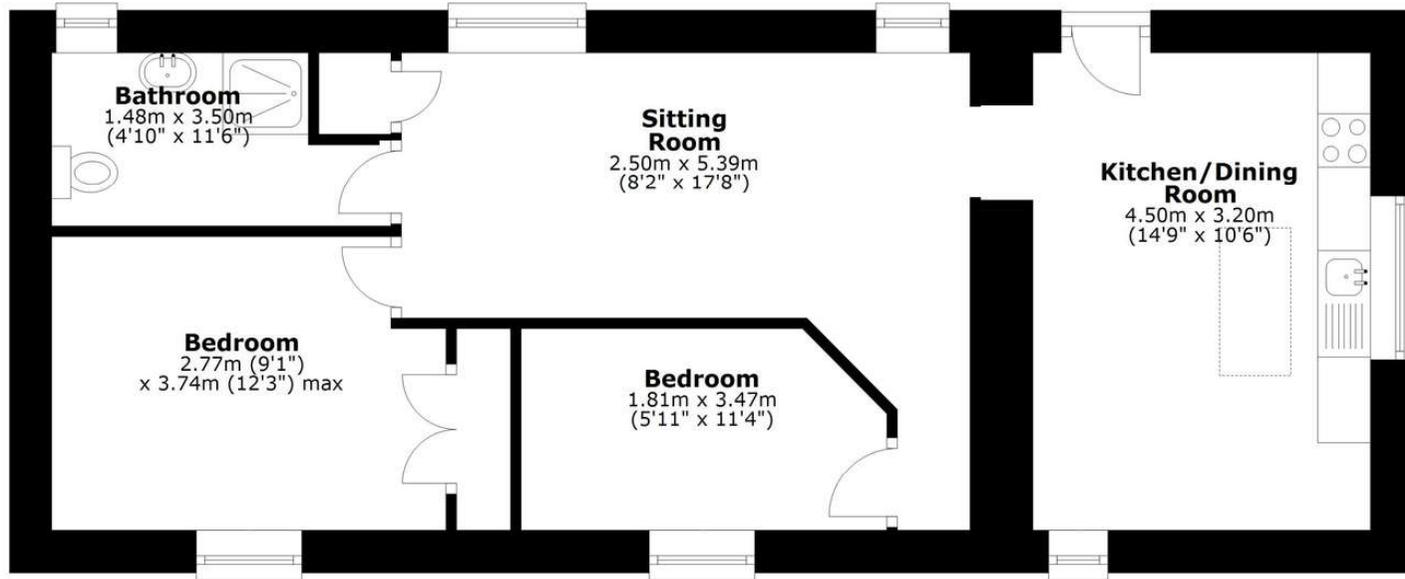


Total area: approx. 56.3 sq. metres (605.6 sq. feet)

The Barn, Chypons Farm, Nancledra

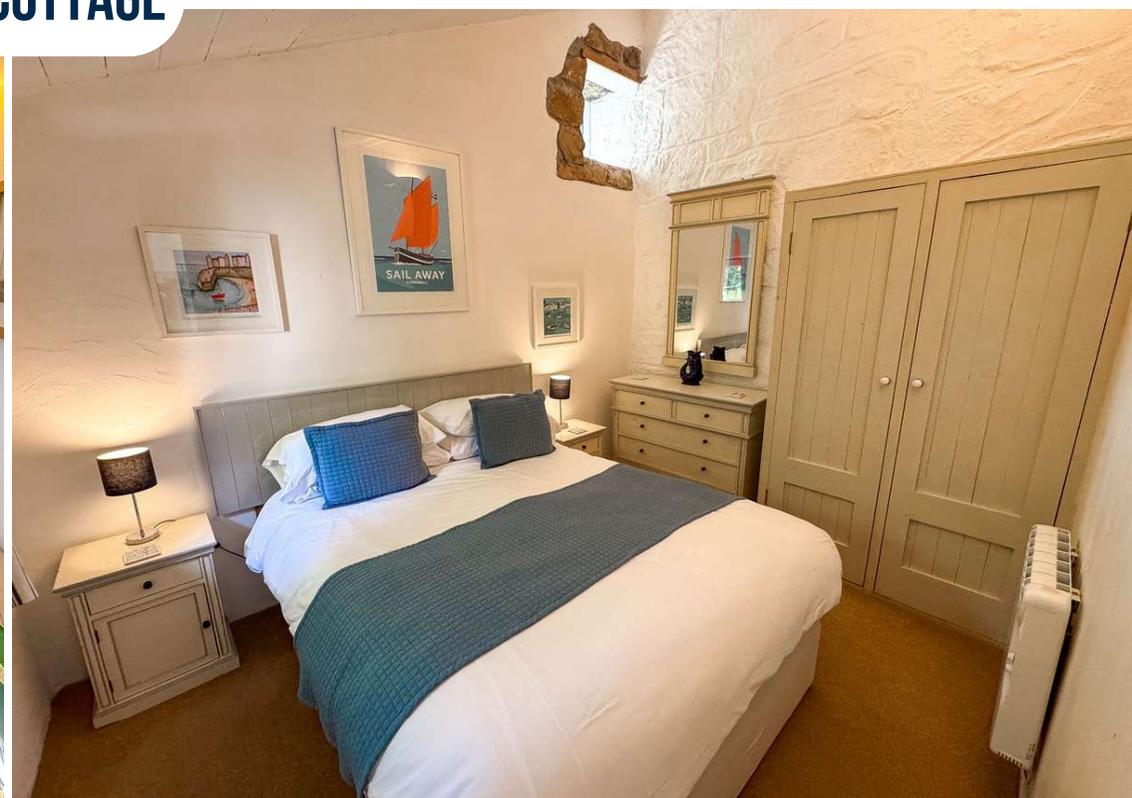
Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



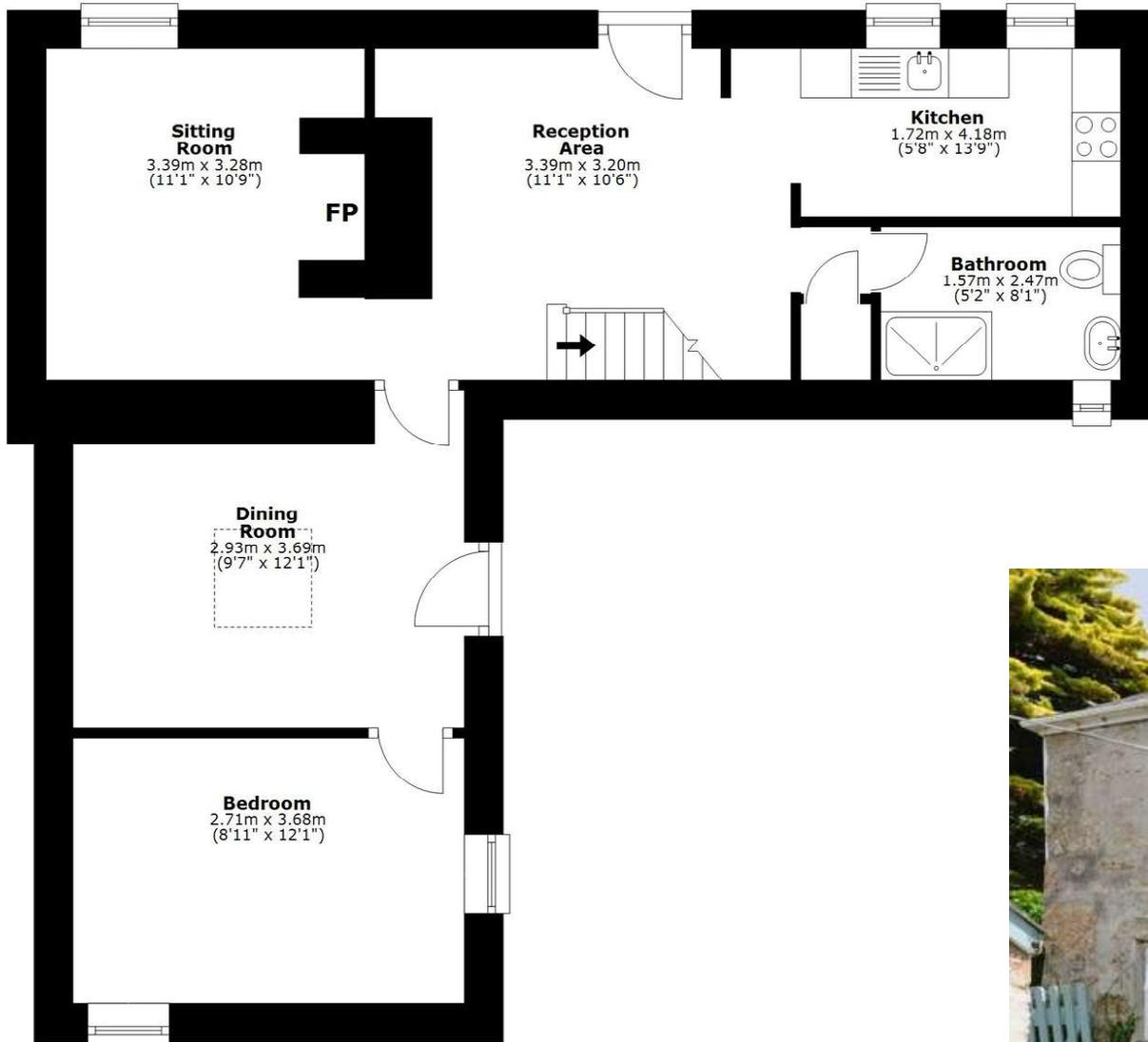


FARM COTTAGE



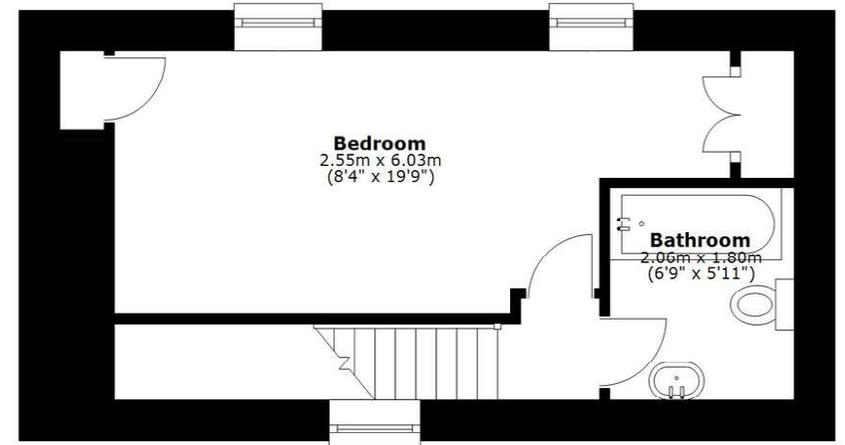
Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



First Floor

Approx. 24.4 sq. metres (262.2 sq. feet)



Total area: approx. 83.5 sq. metres (898.5 sq. feet)

Farm Cottage, Chypons Farm, Nancledra



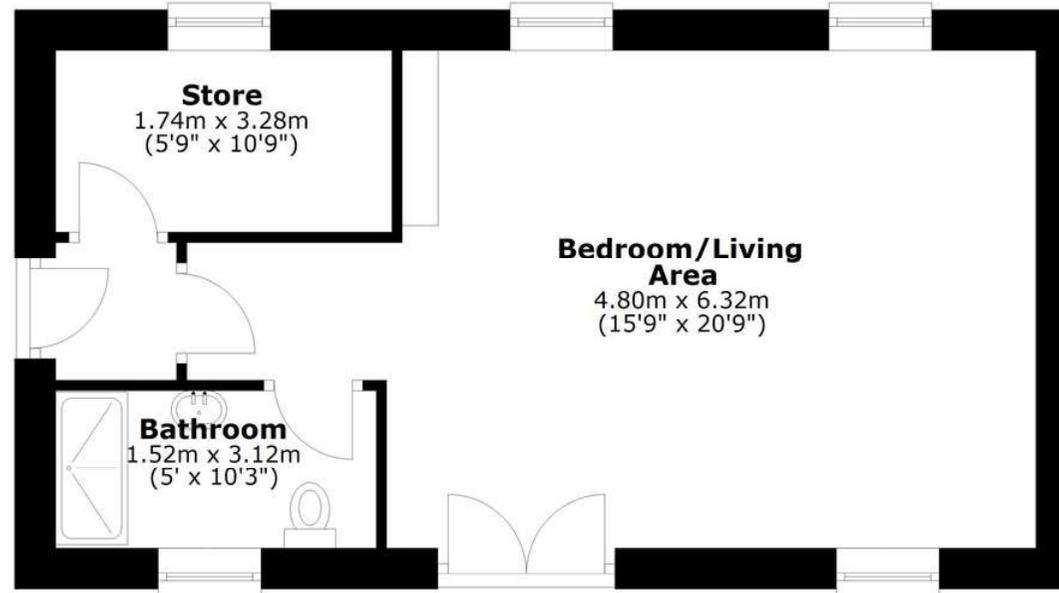


SUITE



Total area: approx. 45.8 sq. metres (493.0 sq. feet)
The Studio, Chypons Farm, Nancledra

First Floor
Approx. 45.8 sq. metres (493.0 sq. feet)



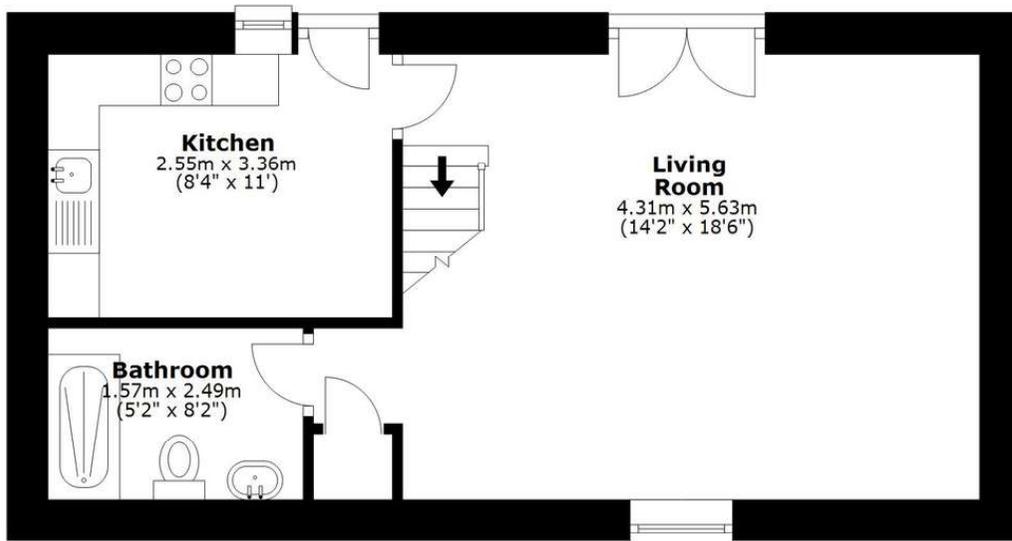


RIVER COTTAGE



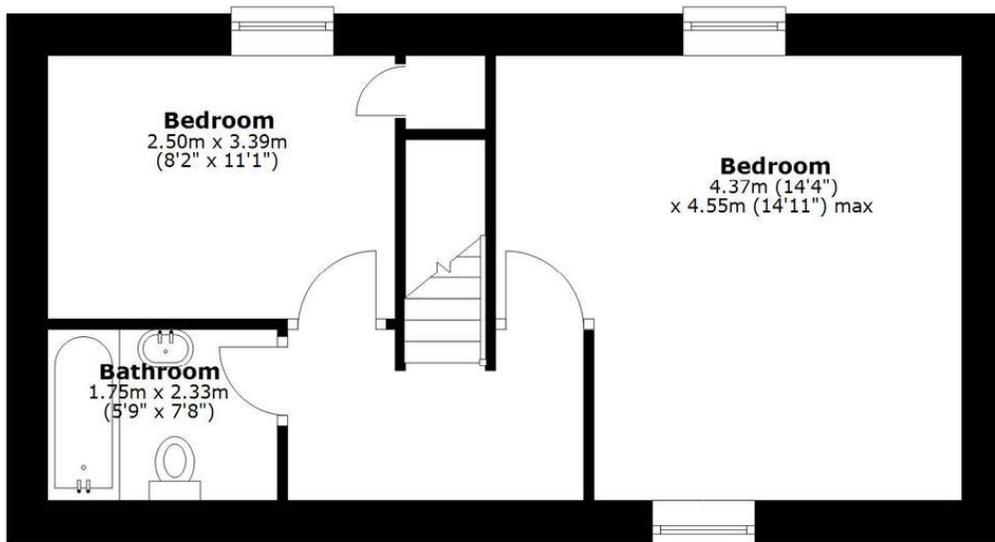
Ground Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 77.9 sq. metres (838.7 sq. feet)
River Cottage, Chypons Farm, Nancledra

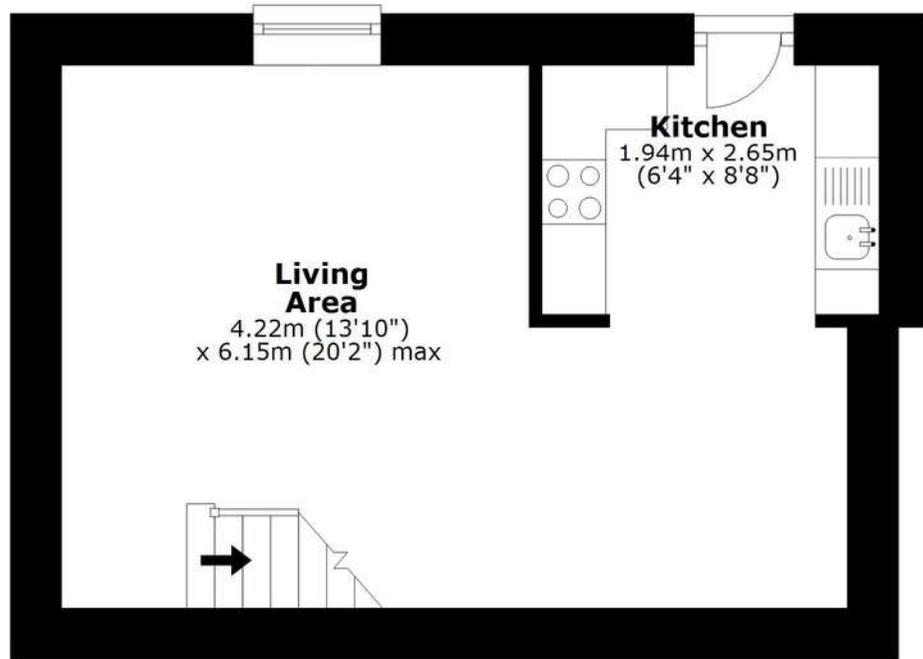


WATERSIDE COTTAGE



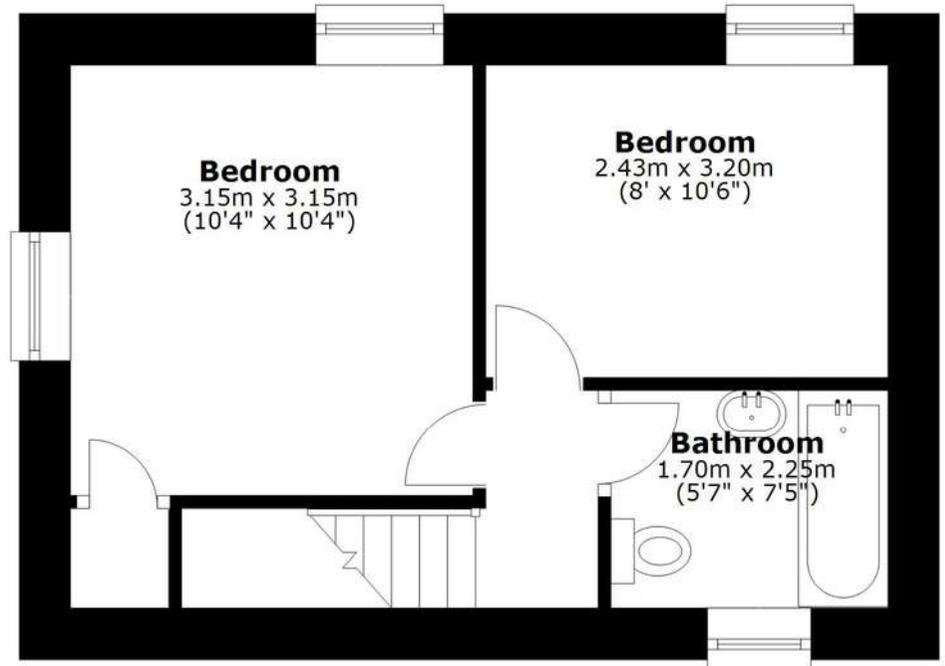
Ground Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



First Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 52.1 sq. metres (560.5 sq. feet)

Waterside Cottage, Chypons Farm, Nancledra



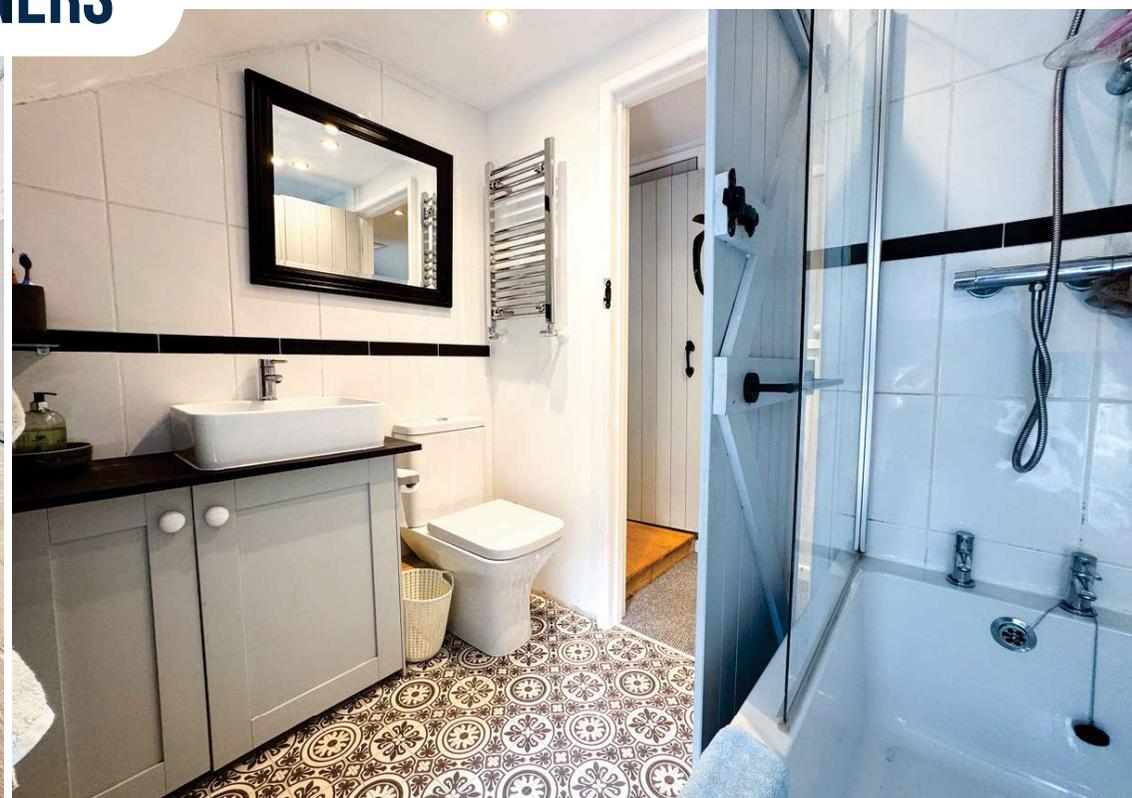
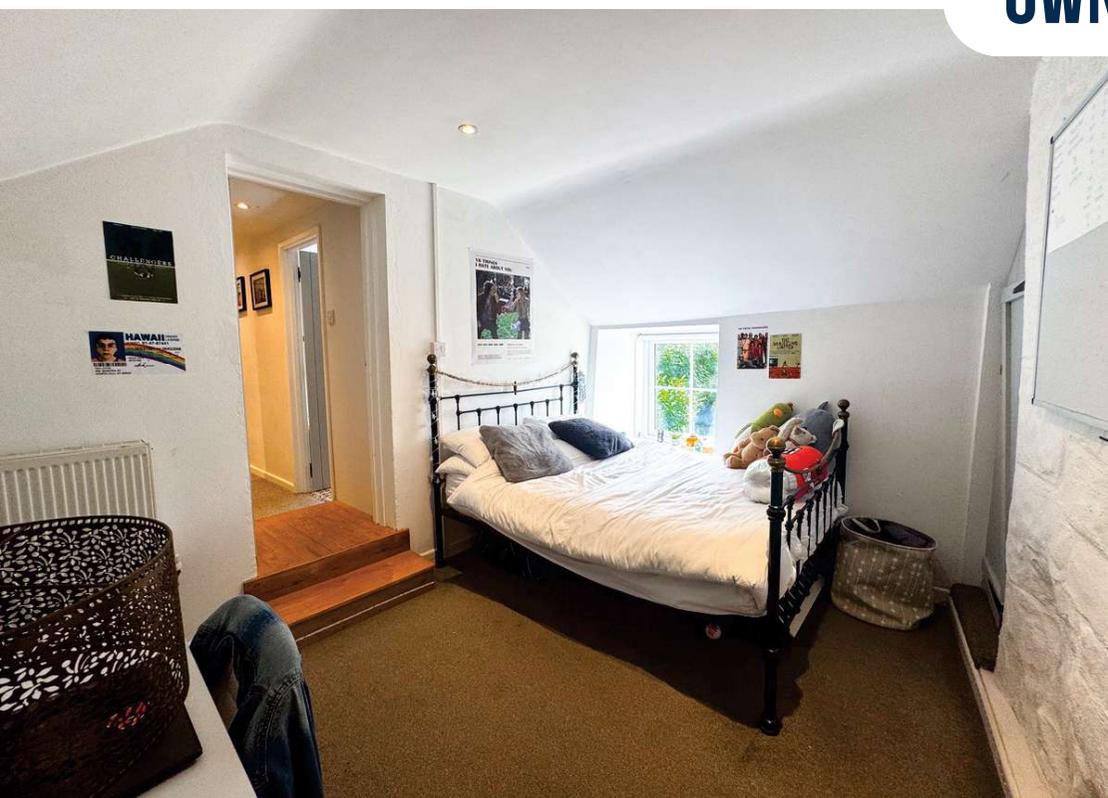


OWNERS



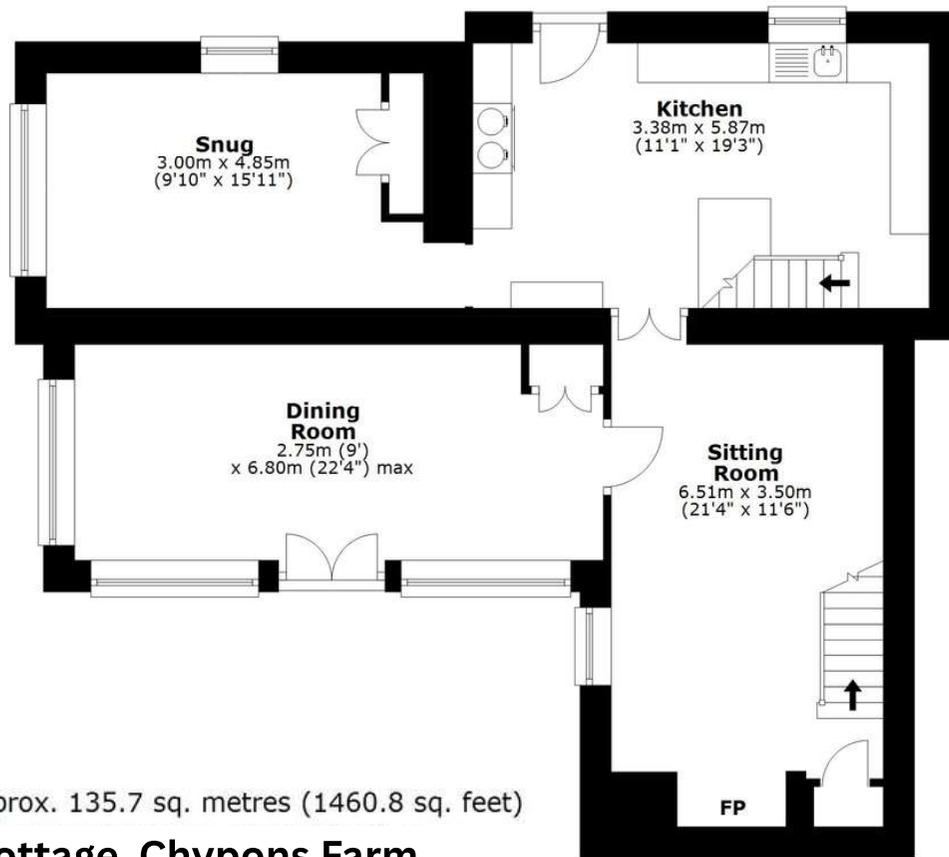


OWNERS



Ground Floor

Approx. 81.5 sq. metres (876.9 sq. feet)



First Floor

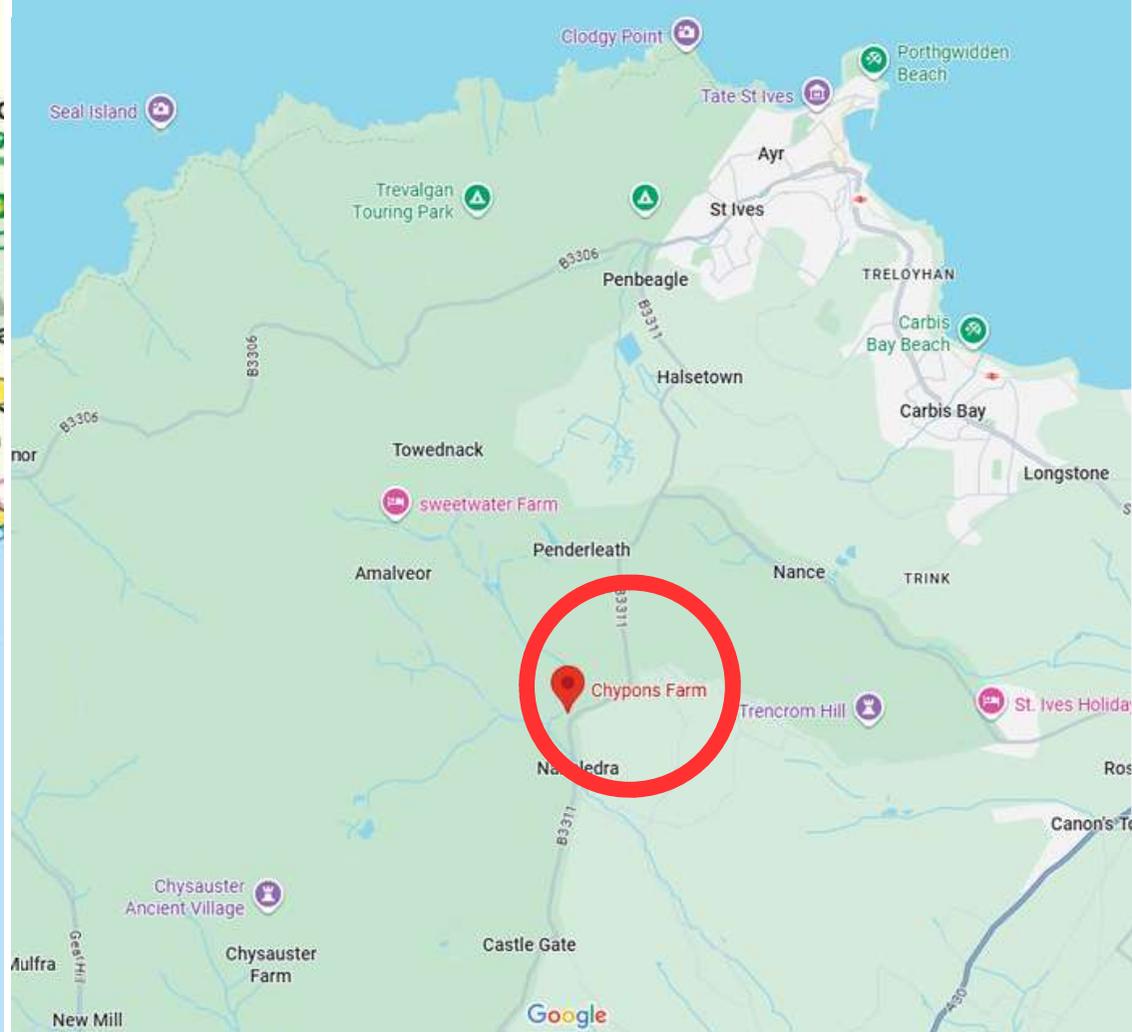
Approx. 54.2 sq. metres (583.9 sq. feet)



Total area: approx. 135.7 sq. metres (1460.8 sq. feet)

Owners Cottage, Chypons Farm





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE FALMOUTH ROAD
TRURO TR1 2HX

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DD: 07825 **735465**

E: Russell@sbcproperty.com

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