



# VOSE FARM HOLIDAY COTTAGES & TOURING PITCHES

Tregony, Truro, TR2 5SH

FREEHOLD: £2,375,000 | REF: 3440703

## KEY HIGHLIGHTS

- 4/5 Bedroom Farmhouse
- 7 Cottages, Sleeping Between 2 and 6 Guests
- 5 Caravan Club Certified Electric Hook-ups
- 19.5 Acres of Land incl. Paddocks & Woodland
- Substantial Barn, Stables & Outbuildings
- Superb business



## LOCATION

Vose Farm is located just outside the historic village of Tregony, near Truro in South Cornwall, at the gateway to the beautiful Roseland Peninsula, a designated Area of Outstanding Natural Beauty. Set within rolling countryside, Vose Farm enjoy a peaceful rural setting with far-reaching views over pastoral farmland and woodland, offering a true sense of escape while remaining well connected to the rest of Cornwall.

The location makes Vose Farm an excellent base for exploring the Roseland Heritage Coast, with its quiet creeks, sandy beaches and coastal paths, as well as many of Cornwall's most popular attractions. The cathedral city of Truro is a short drive away, while destinations such as the Eden Project, The Lost Gardens of Heligan, and the South Coast fishing villages are all easily accessible. Combining tranquil countryside surroundings with convenient access to beaches, walking routes and cultural highlights, Vose Farm Cottages offer an ideal location for a relaxing Cornish holiday.



## DESCRIPTION

Vose Farm has been owned by our clients since 2016, during which time they have undertaken extensive renovation and improvement works to create the stunning product available today.

The business specialises in high-quality countryside stays, with a strong emphasis on space, privacy and comfort. The seven cottages accommodate between 2 and 6 guests and comprise a mix of one, two and three-bedroom units. Several of the cottages are purpose-built to provide wheelchair-accessible accommodation.

Vose Farm is also one of only a small number of Caravan Club Certified Locations on or near the Roseland Peninsula. The five electric hook-up pitches provide guests with a tranquil and secluded setting.

The business is successful and profitable; however, our clients openly acknowledge that it is currently operated to suit their lifestyle. This includes taking holidays during which no bookings are accepted, and running the business without the need for additional staffing. As a result, there is clear scope for a new owner to increase revenues if desired.

Further opportunities may also exist through enhanced online marketing and by developing additional income streams, such as caravan storage which has only been utilised on a limited basis to date, hosting weddings and obtaining additional planning consents for further accommodation and caravan pitches.

Overall, this represents an outstanding opportunity to acquire a proven holiday letting business in one of Cornwall's most desirable rural locations, equally well-suited to owner-operators or investors seeking a leisure asset.





## OWNER'S ACCOMMODATION

Comprehensively renovated and re-appointed by the vendors, this superb character property offers exceptionally well-presented and beautifully proportioned family accommodation.

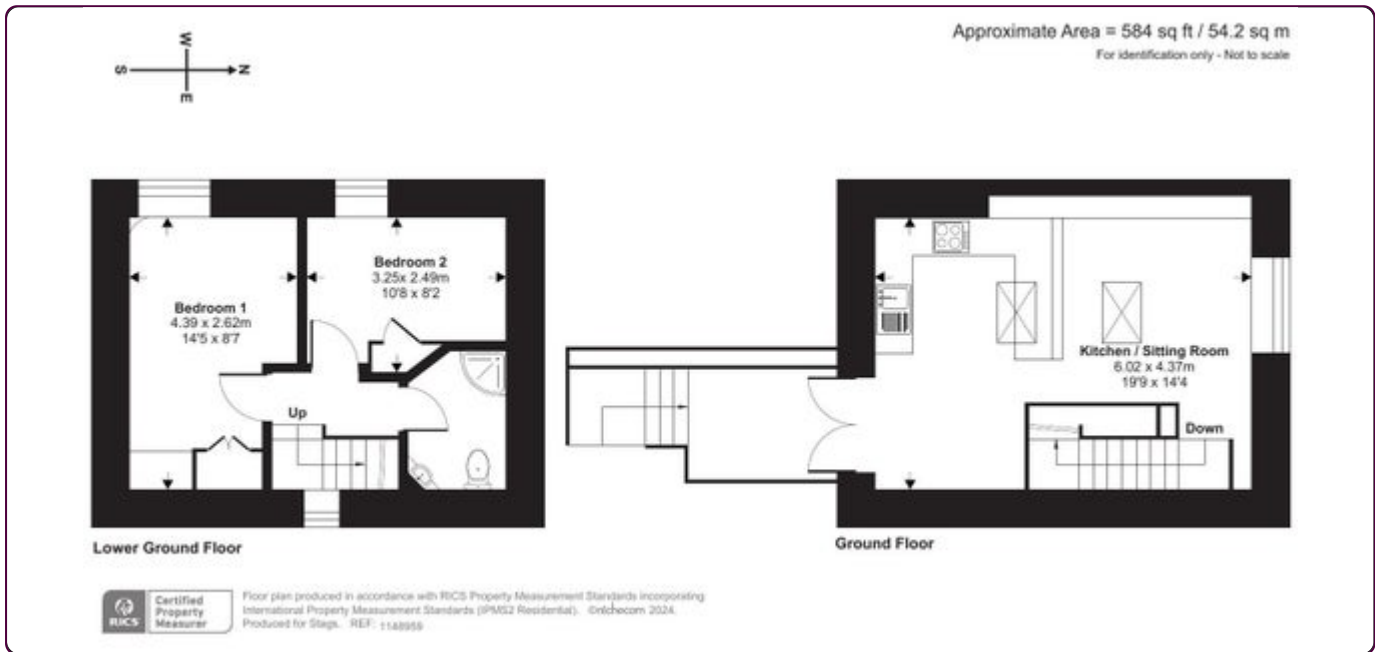
The house is entered via the farmhouse style kitchen complete with Aga, open beamed ceiling and central granite topped island. Just below the kitchen is the dining/family room with exposed stone fireplace, inset with a woodburning stove and broad glazed doors opening onto a sun terrace and the garden beyond.

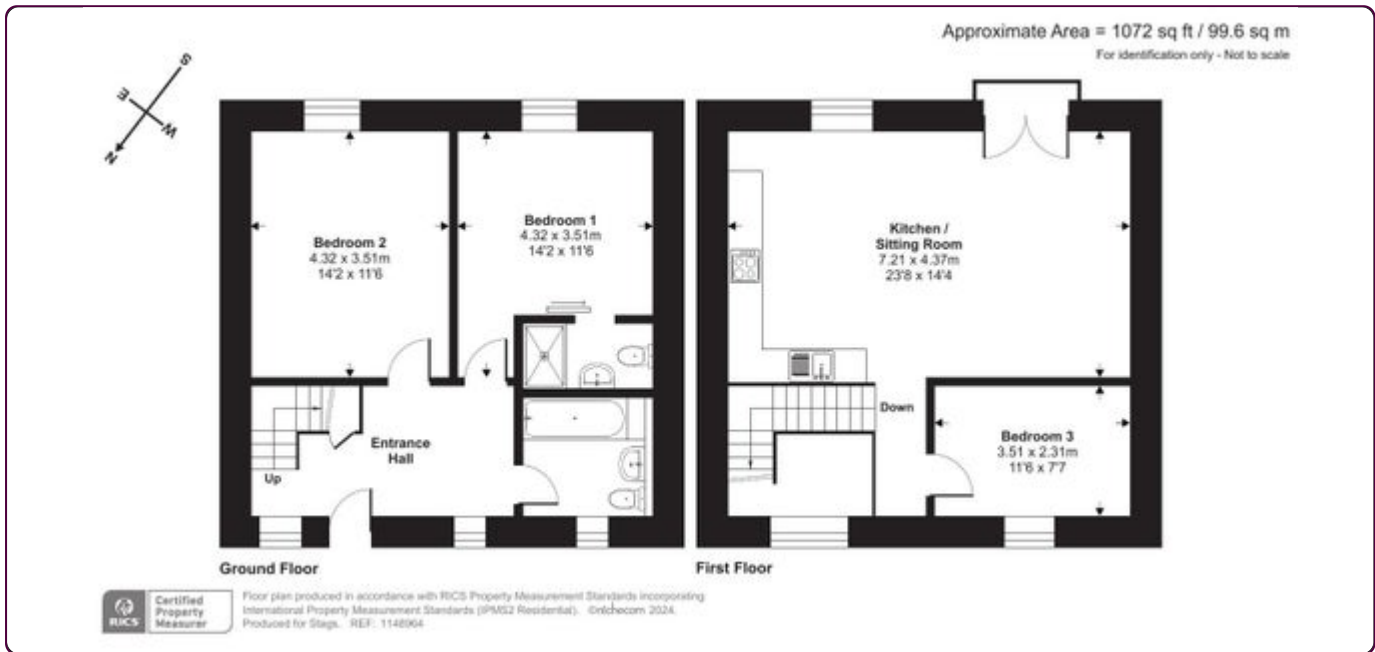
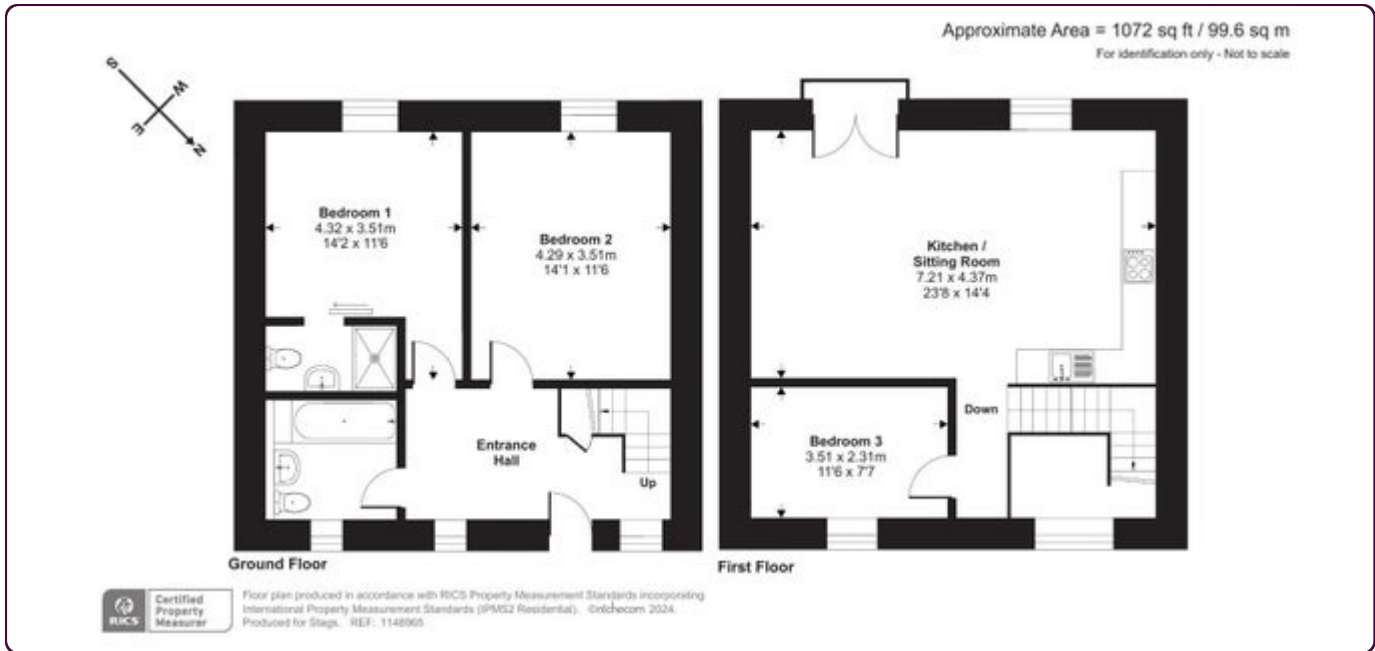
To the rear of the house is a spacious sitting room and large sun room overlooking the grounds. In addition there is a family room/fifth bedroom, study and W.C.

On the first floor is found the family bathroom and four bedrooms including the large master suite with walk-in wardrobe and well-appointed ensuite.









## LETTING ACCOMMODATION

The seven cottages are stone built and superbly equipped, offering high quality, self catering holiday accommodation throughout the year with three of the cottages purpose built for disabled access.

### Beech Cottage (Sleeps 2)

This single storey cottage boasts an open plan kitchen/living area complete with exposed beams and French doors opening to its own private garden with sun terrace and barbeque area. The double Bedroom has an en-suite shower room.

### Oak Cottage (Sleeps 4)

The upper open-plan living area features a vaulted ceiling with exposed roof timbers and a well-appointed kitchen. On the ground floor are two bedrooms and a shower room. Outside there is a private sun terrace and garden.

### Ash and Hawthorn Cottages (Sleep 6)

A pair of cottages offering identical accommodation. The ground floor accommodation includes two generous bedrooms (one en-suite) together with a family bathroom. On the first floor is found the large open-plan living kitchen area with high vaulted ceiling kitchen and third bedroom. There are sun terraces and patios to both the front and rear together with a lawned garden.

### Hazel and Willow Cottages (Sleep 6)

Hazel and Willow are single storey cottages that offer level access throughout. Both include wide hallways, which open directly to the open-plan living areas with high vaulted ceilings and wide patio doors opening to the sun terrace and gardens at the rear. Each provides three bedrooms with the master having a large accessible en-suite wet room with a separate bathroom serving the remaining two bedrooms. Both have level hard surfaced surrounding grounds and gardens beyond.

### Elm Cottage (Sleeps 4)

Also designed to offer level access throughout, Elm Cottage comprises a spacious open-plan living kitchen area with French doors onto a sun terrace. There are then two bedrooms and a bathroom.

### Pitches

There are five electric hookup pitches located away from the cottages, adjacent to the wildlife pond. Guests have access to onsite fresh water and chemical waste disposal facilities.









## OTHER PROPERTY

Attached to Beech Cottage is the laundry room and close by a double open fronted garage/car port.

To the rear of Elm Cottage this is a substantial 60' x 38' barn used for storage. To the front of Hazel and Willow is a small timber clad building incorporating the water filtration plant and in the corner of the paddocks is a timber field-shelter.

## EXTERNAL DETAILS

The grounds extend to approximately 19.5 acres and include a children's play area, a hard standing storage compound and the individual parking areas.

Part of the site has been subdivided into paddocks for livestock or equine use. There is also an area of maturing woodland with mown pathways throughout and a beautiful wildlife pond.

## SERVICES

Mains electricity and solar PV. Private drainage systems for the farmhouse, cottages and campsite. Oil fired heating to the farmhouse and four of the cottages with air source heating to Hazel, Willow and Elm. Private water supply with South West Water mains back-up.

Two EV charger points with the Monta app, for guest to charge their cars onsite.





## FIXTURES & FITTINGS

Trade fixtures and fittings are included in the sale. Fittings of the owners house are excluded. Equipment such as tractors and mowers are available by negotiation.

## BUSINESS RATES

Rateable value £16,200. Please note this is the rateable value for the property, it is not what you pay in business rates. Your local council uses the rateable value to calculate the business rates bill.

The farmhouse is in Council Tax Band E.

## TRADING INFORMATION

Trading information is available on request.

## REGULATORY

### EPC Ratings

Vose Farm: TBC

Ash Cottage: D

Beech Cottage: D

Hawthorne Cottage: C

Hazel Cottage: D

Oak Cottage: D

Willow Cottage: E





## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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