



Trehill Holiday Cottages

| Callington, Cornwall

| **Carter Jonas**

Trehill Holiday Cottages
Liskeard Road
Callington
Cornwall
PL17 7HJ

Premier holiday letting business located just 15 miles from the South Cornwall coastline, close to the picturesque fishing villages of Looe, Polperro, and Fowey, as well as the sandy beaches of Talland and East Looe.

Detached 5-bedroom farmhouse offering a high degree of privacy from the holiday cottage complex and 7 holiday letting cottages often let together to larger groups.

Facilities include both an indoor swimming pool complex and outdoor swimming pool, a games room and guest laundry. Outside landscaped gardens and grounds include 2 well stocked fishing ponds, a small area of woodland and paddock.

Potential to develop additional glamping units, subject to gaining the relevant planning consents.

In all extending to approximately 3.2 acres.

For sale as a whole by private treaty.



Location

Located in a rural setting 1 mile from the town of Callington, offering a full range of amenities including a dental surgery, churches, restaurants, shops, a primary school, football and cricket clubs, Callington Community College, and a Tesco supermarket. The South East Cornwall coastline is easily accessible, with the harbour town of Looe just 15 miles to the south with a fish market, moorings, and a slipway for boating and sailing which is popular with tourists due to its picturesque nature. In addition, the town has recently featured in the BBC TV series Beyond Paradise. Plymouth is the commercial centre of the area, 15.5 miles away and is accessed from the A38 via the Tamar Bridge or the Tor Point ferry. The city provides a theatre, shopping centre, multiplex cinema and national aquarium. With 3 grammar schools, Plymouth has a very high provision for selective education. Golf courses locally include the renowned St Mellion Golf Resort and the China Fleet country club, along with courses at Lostwithiel and Launceston. Popular tourist attractions in the area range from the charming fishing villages of Polperro (20 miles) and Fowey (26 miles) to the sandy beaches of Talland Bay and East Looe. Other popular attractions nearby include the Eden Project in St Austell, the Lost Gardens of Heligan near Mevagissey, Lanhydrock House (National Trust) in Bodmin, Antony House (National Trust) at Torpoint, and the Adrenaline Quarry near Liskeard. For outdoor enthusiasts, mountain biking is available at Cardinham Woods near Bodmin. The North Cornwall coastline is also accessible, including the popular harbour town of Padstow, the beaches of Polzeath and Watergate Bay, and the former fishing village of Port Isaac, made famous by the Doc Martin TV series.

The Business

The property is for sale due to retirement, having been in the same ownership since 2003. The owners have built-up a successful and well-established, profitable holiday letting business that is currently run as two businesses being Trehill Cottages and Long Barn Cottages under the Holiday Cottages in Cornwall website being www.holidaycottagesincornwall.co.uk. The cottages are often let together to large groups giving them year-round letting revenues.

There are 3 Long Barn Cottages sleeping up to 16. These attractive modern cottages have the additional benefit of being suitable for

those who are less mobile. They also have the private use of the indoor pool complex which is very attractive for large group bookings.

There are a further 4 holiday cottages capable of sleeping up to 23 guests in total. These are branded as Trehill Holiday Cottages. These can be let individually or to large groups. The addition of hot tubs further enhances their attractiveness to group bookings.

The business has worked extremely hard on their SEOs to promote the business and currently use group accommodation, Airbnb,

Vrbo, and Pay per click (PPC on Google) and other networks, supplemented with limited social media on Facebook and Instagram which could be increased to promote the business further.

The established holiday cottage complex has a good level of repeat business with a gross turnover of £200,000 year ending March 2025 with a profit of approximately £100,000 from the 7 holiday letting cottages. The business is VAT registered. Turnover and profits are forecast to substantially exceed that for 2025/26. Trading information can be provided to bona fide purchasers.

The site has potential to develop glamping units to increase the income, subject to gaining the relevant consents.

The lakes on site are currently used solely for fishing by the guests which is not promoted specifically on the website. The secondary car parking area has potential to develop a guest catering/dining/party barn to cater for larger parties and/or weddings, subject to gaining the relevant planning consents.

Lilliput Cottage next to the farmhouse could be occupied as annexe for family members, subject to gaining the relevant planning consents.

Trehill Cottage

A detached 5-bedroom farmhouse providing modern accommodation over two floors. The ground floor accommodation comprises an entrance hall with stairs to first floor, sitting room and separate snug, both with wood burning stoves and French doors onto a decking area and out into the private garden. In addition, a study, cloakroom and kitchen/diner giving access into a utility room and boot room with back door off. At first floor, a landing, family bathroom and 5 bedrooms, three with en-suite shower rooms.

Outside to the front of the property is a veranda with uPVC double glazed door leading into the kitchen/diner and to the side, a parking area with a private EV fast charger.

The rear gardens have a high degree of privacy from the business and are laid mainly to lawn and are enclosed by hedging with mature trees. To the rear is a uPVC decking area for outdoor seating, with a covered space ideal for al fresco dining, accessed via uPVC French doors from both the sitting room and the snug.

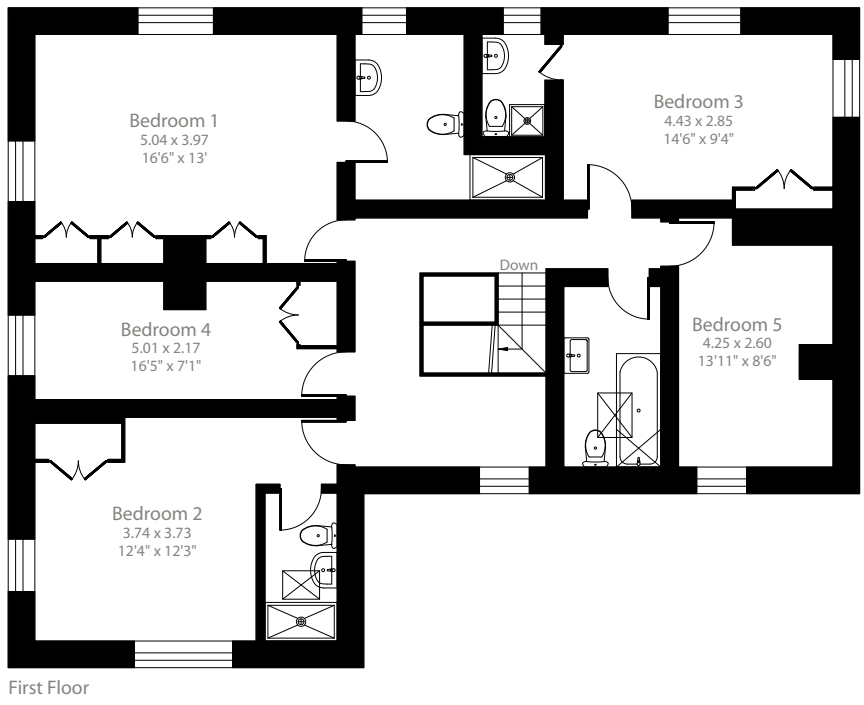
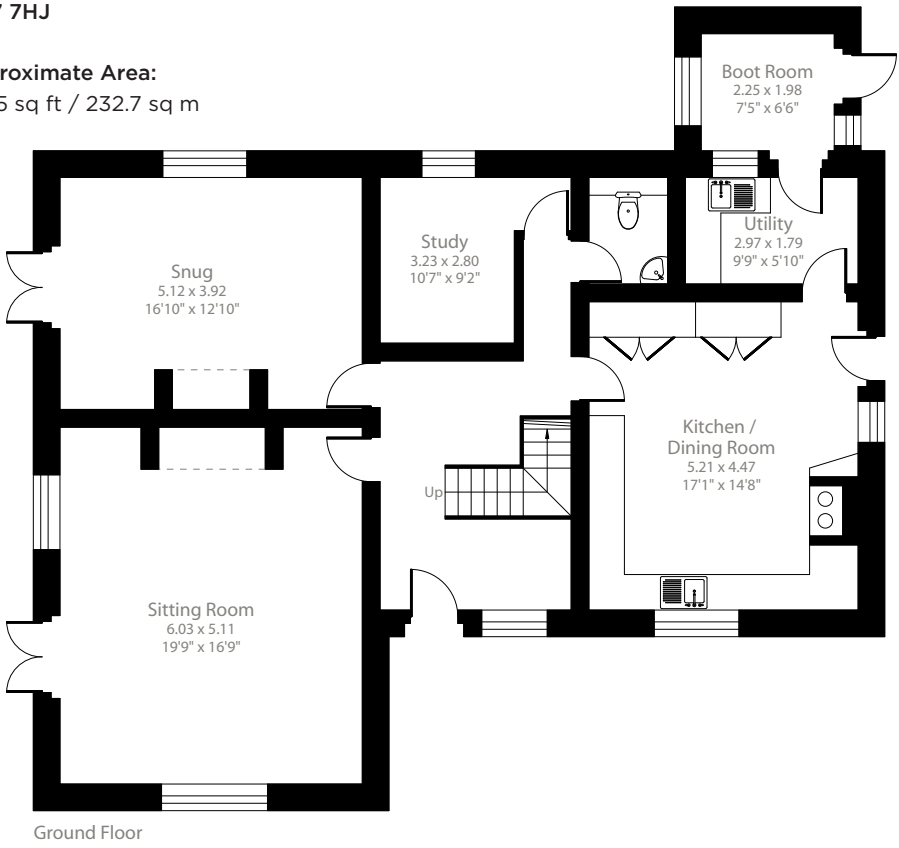




Floor Plan

Trehill Cottage
Liskeard Road
Callington
Cornwall
PL17 7HJ

Approximate Area:
2505 sq ft / 232.7 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Cottages

There are 2 cottage groups each designed to appeal to different market sectors. The Trehill Cottages have character features such as exposed beams and natural stone walls. Long Barn Cottages have a more contemporary design with solid oak flooring and vaulted ceilings.

Trehill Cottages

Refurbished to a high standard including modern kitchens and smart TVs. The cottages are all centrally heated via the biomass boiler, except for Lilliput which has gas central heating. The electricity is supplemented via solar panels.

Gulliver Cottage

Two storey traditional cottage overlooking the lake which is the most popular cottage due to its size. Accommodation on ground floor comprises a sitting room with wood burning stove, shower room, kitchen/ dinner with farmhouse table seating up to 20 guests and conservatory acting as an additional sitting room. At first floor, a landing, six bedrooms and three shower rooms over two wings which works well for larger groups. Outside, there is a lakefront patio with large table and BBQ, to the rear there is a deck with hot tub. (Sleeps 12)



Lakeside

Two storey cottage overlooking the lake and the surrounding countryside. On ground floor, a sitting room and kitchen. At first floor, three bedrooms and two shower rooms. The main bedroom has a large lakefront balcony with far reaching views. Outside hot tub. (Sleeps 5)



Owl's Roost

Occupying a prime location on the lake comprising a single storey cottage with open plan sitting/dining room and kitchen area, bedroom with en-suite and sitting room with wood burning stove. Large lakefront patio with hot tub. (Sleeps 2)



Lilliput

Detached single storey cottage providing an entrance porch, open plan sitting/dining room, kitchen area leading through into a conservatory and two bedrooms, both with en-suite shower rooms. Private garden with hot tub. (Sleeps 4)



Long Barn Cottages

A terrace of three single storey cottages with high quality fixtures and fittings. A lack of steps anywhere makes these cottages perfect for multi-generational groups. Low maintenance gravelled gardens to front with views of the lake and patio areas to rear overlooking the surrounding countryside. These cottages have exclusive use of the indoor pool, hot tub and gym area. All centrally heated via oil boilers. The cottages all benefit from solar panels, substantially reducing electricity costs.



Ash Cottage

End of terrace with lakeside views providing accommodation of open plan sitting/dining room and kitchen area, two en suite bedrooms. One with a walk-in wet room. (Sleeps 4)



Beech Cottage

Mid terrace cottage with lakeside views providing accommodation of open plan sitting/dining room and kitchen area, two bedrooms and wet room. (Sleeps 4)

Hawthorn Cottage

The largest of the Long Barn Cottages providing an end of terrace cottage with views over the lake and surrounding countryside. Accommodation of open plan sitting/dining room with 60-inch smart TV, separate kitchen area, hall, four bedrooms, two with en-suite shower rooms and a separate bathroom. The sitting room has seating for up to 16 along with a dining area with large extendable table. (Sleeps 8)



Facilities

Outdoor swimming pool with plant room surrounded by a patio area with seating and sun loungers.

Indoor swimming pool complex in a detached barn currently exclusively used by the Long Barn Cottages. Accessed via a ramped access through a pedestrian door. White ceiling with spotlights. Non-slip flooring to the side with a 5-person hot tub. Gym room with shower facilities.

The gym area can be accessed from the indoor swimming pool complex or externally providing a running, step machine, exercise bike and multi gym.

Guests' laundry. Each cottage has its own washing machine and there is a communal coin operated tumble dryer.

Electric Vehicle charger with faster charger capacity located in the main car park chargeable to guests.

Timber barn of 10m x 6m used as a games room with insulated roof and walls which are lined with white plastic. LED strip lighting. Pool table, table tennis, air hockey and table football. Adjoining the games room is an outdoor toddler's play area on woodchip with swing set, climbing frame with slide and outdoor play equipment.

Children's play area in the woodland with timber climbing frame, slides and timber decking treehouse.



Outside

The property is accessed via a gravelled drive and car parking area for guests which then leads down to a second car parking area next to the games room.

Within this area is a timber workshop of approximately 10m x 4m with power and lighting used by the business.

The cottages are orientated to overlook the main lake and there are two further lakes within the grounds. Two of the lakes are well stocked with coarse fish (mainly carp), these represent a substantial attraction to fishing guests. The fishing is not currently available to non-residents.

Previously the paddock was used as an animal enclosure with field shelter and there

is potential to add glamping units to this area of the site to increase the number of rental units if required, subject to gaining the relevant consents.

Method of sale

The property is offered by sale by private treaty inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is offered for sale with vacant possession available on completion.



Services

The property is serviced by mains electricity, mains water and private drainage. The farmhouse has gas central heating and hot water as well as Lilliput. The indoor swimming pool complex is heated via the biomass boiler and supplemented via solar panels. These benefit from RHI payments of approximately 70p/KWH until 2032, The biomass boiler currently benefits from the RHI subsidy scheme, substantially reducing heating bills until 2034. These subsidies are transferrable, subject to sale agreement. The main house benefits from high Speed Starlink internet access. There is an additional Starlink system for guests. The Long Barn Cottages are serviced by oil-fired central heating.

EPC Ratings

The main house (Trehill Cottage) has an EPC rating of C.

Rateable Value

According to the Valuation Office, Trehill Holiday Cottages has a rateable value of £12,000 and Long Barn Cottages has a rateable value of £7,100. Interested parties are advised to make their own enquiries.

Council Tax

Trehill Cottage has a Council Tax band of E

Local Authority

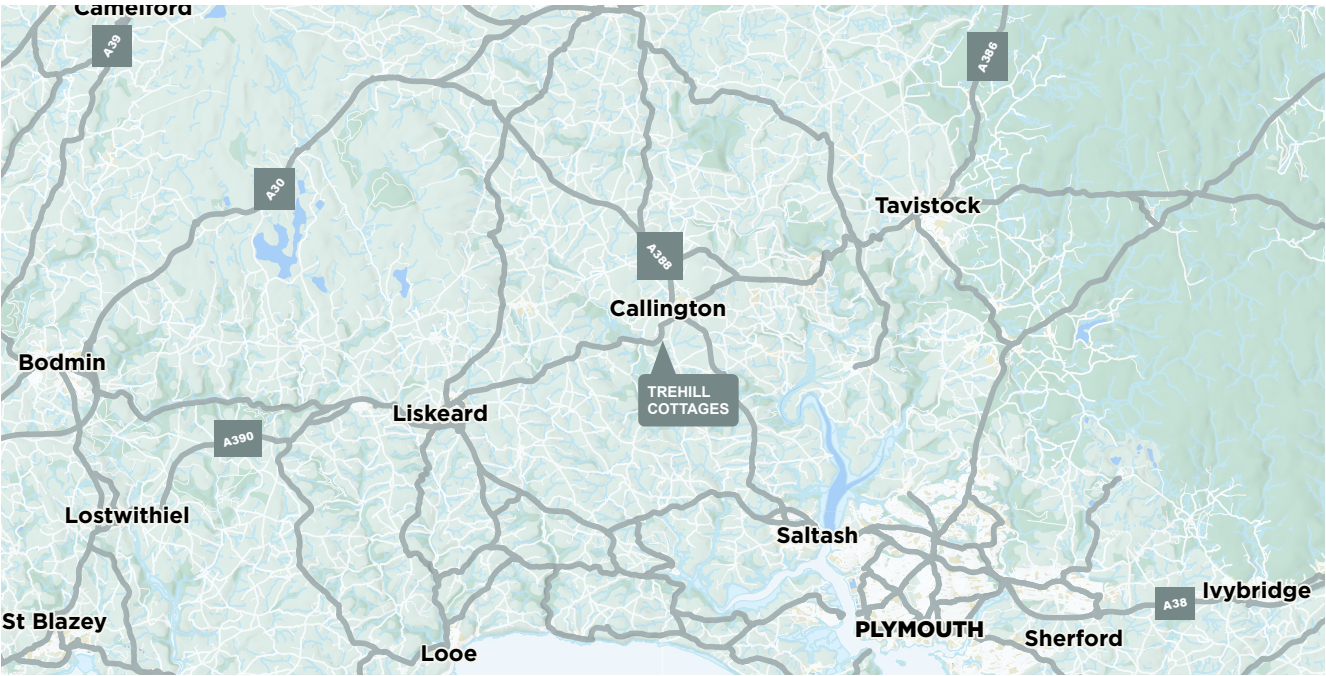
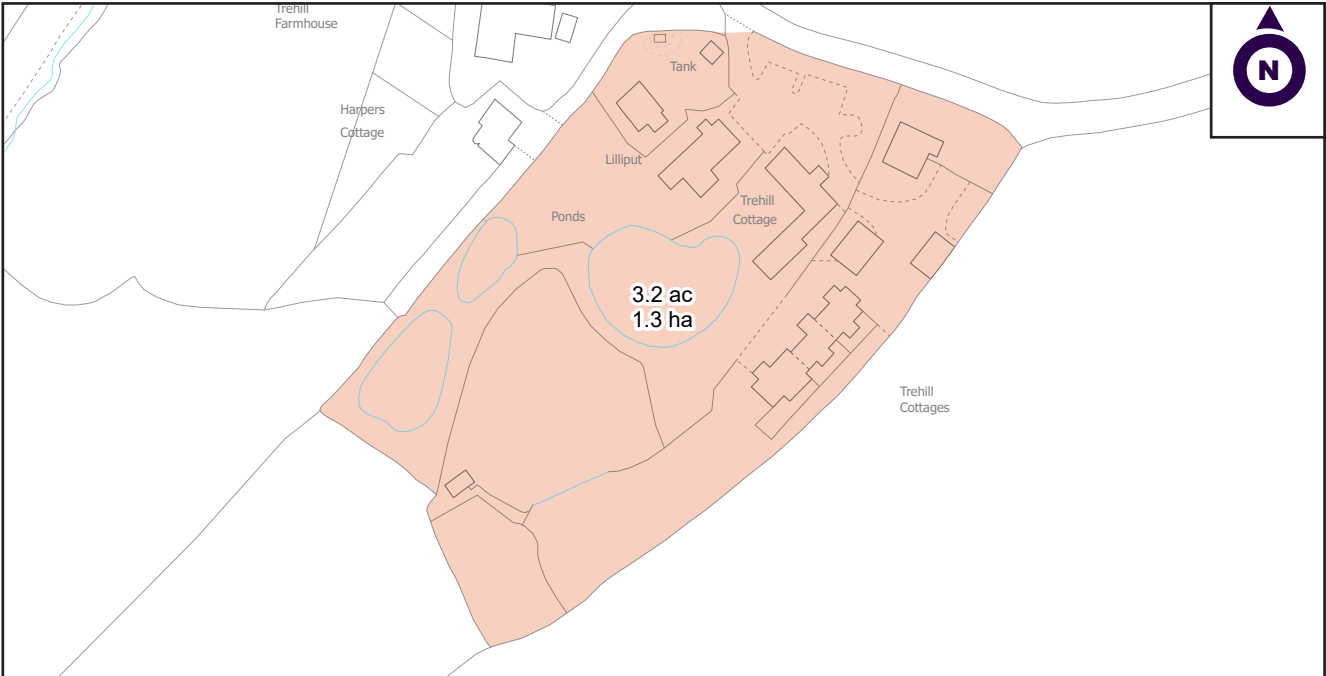
Cornwall Council
www.cornwall.gov.uk

Viewings

Strictly by appointment with agents Carter Jonas, 01823 428590.



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