



**TREGRILL FARM COTTAGES, MENHENIOT, LISKEARD,
CORNWALL, PL14 3PL**

EPC'S: E52; C72; D63; D65; D68 £1,395,000

Miller Commercial



The business property specialists



SUMMARY OF PROPERTY & BUSINESS

HOLIDAY COTTAGES & HOME IN SE CORNWALL
 SET IN C. 1.08 ACRES, PRIVATE GARDEN AREAS
 FOUR COTTAGES (2 X 3 AND 2 X 2 BEDROOM)
 EXTENSIVE 7 BEDROOM (PLUS ANNEXE) HOUSE
 FURTHER TRADITIONAL BARNs FOR DEVELOPMENT
 A BEAUTIFUL HOME & INCOME OPPORTUNITY
 EPC'S: TREGRILL FARM: E52
 DECO: C72
 MODERNO: D63
 NEW ENGLAND: D68
 PROVENCE: D65

LOCATION

Tregrill is a hamlet of properties, including a farm and several residences a short distance from the village of Menheniot and a few miles from the town of Liskeard. Menheniot has all usual amenities of a village, including a shop, public house and primary school. Nearby Liskeard has a train station, national and niche retailers, primary and secondary education.

The location in South East Cornwall makes this an ideal base to explore both Bodmin Moor and Dartmoor and the south coast.

THE PROPERTIES

Tregrill is a substantial detached 4 storey period property dating back to 1824 (including the traditional barn outbuildings) and today provides a substantial 5,000 sqft, 7 bedroom family home, which could lend itself to alternative commercial use. The property has many character features indicative of the period and is presented in very good order and has been maintained to a high standard by our clients.

Attached to the principal residence is a 1 bedroom single storey annexe, which could also be used for other letting accommodation. Therefore, in summary, Tregrill is a very sizable well presented family home with huge scope.

Adjacent but not connected to the main property is a courtyard and barns, which comprise the 4 letting units that have been converted, throughout the period 1998 through to 2005 by the previous owner and which form approximately half of the overall barn provision, therefore allowing for further scope should a potential purchaser wish.

The 4 barn conversion holiday lets have a distinctive style, Provence with a French influence: Moderno with a classical minimalistic design: New England with a romantic American feel and: Deco with a resonance to highly stylised sharp lines. The 4 letting units are superbly presented and equipped and an internal inspection can only really fully do the level of quality of craftsmanship in the conversion to justice. The remaining barns have extant (ie live) permission to be converted.

Overall the property sits in circa 1.08 acres (copy available upon request) and comprises parking and garden areas for the guests, but also a private garden with heated outdoor swimming pool and patio terrace, alongside a front lawn and driveway for the owners, therefore giving this property a high degree of privacy.

In summary, Tregrill really is a wonderful home with current income and further potential to develop the leisure use. An internal inspection is highly recommended to appreciate the quality of both the home and the letting units.

THE BUSINESS

We understand the holiday cottages have traded since 1998 on a self-catering basis and have been in our client's tenure since 2011, who are now selling due to impending retirement plans. The property is principally run by our clients with some assistance in the peak summer and we are advised the turnover is in the region of circa £62,000 per annum.

As previously noted the property does offer significant scope for numerous additional letting units, mainly the Annexe, conversion of The Studio and of course the remaining barns.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

ENTRANCE PORCH

A superb entrance to the property with door and windows to the three sides, leading into a large hallway.

SITTING ROOM

A beautiful room with windows overlooking the garden and interconnecting door to the kitchen.

SECOND SITTING ROOM

A very spacious room with a fireplace at either end, window to the front and side elevations overlooking the garden. Through to:-

SUN ROOM

With wooden floor and view to the front and overlooking the countryside. Doors leading onto a balcony.

SHOWER ROOM

Step down to a shower room/wc.

From the entrance hallway through to the:-

KITCHEN/UTILITY

A beautiful room with slate floor and exposed ceiling beams, granite worktops over bespoke base units, 7 ring cooker with 3 ovens. Through to a utility area with plumbing for washing machine etc and sink.

Through to rear porch with space for boots and coats etc.

From hallway stairs ascending to the:-

FIRST FLOOR**MASTER BEDROOM**

A sizable room with views to the front and side overlooking the garden and towards Menheniot. Large owners' en-suite with bath, shower and separate dressing room.

BEDROOM 2

Double bedroom.

BEDROOM 3

Double bedroom.

BEDROOM 4

Double bedroom.

BEDROOM 5

Double bedroom.

STUDY

With Velux window. sizeable room with ample space for a desk and filing cabinets.

BATHROOM

Bath with separate shower, low level wc and wash basin. Window to the rear elevation.

Staircase ascending to the:-

SECOND FLOOR

The attic has been converted to provide 2 rooms, both of generous proportions and providing bed and sitting room. These could be reconfigured to provide further bedrooms.

ANNEXE

Attached to the principal house (previously interconnected), an annexe or letting unit comprising double bedroom, shower room, kitchen and living area.

NB FLOOR PLAN

A Floor Plan of the principal residence is available upon request.

LETTING COTTAGES**PROVENCE**

Ground Floor

Double/twin room, bathroom with shower. Separate wc. Double bedroom and Twin bedroom.

First Floor

Lounge 5.66m x 4.89m, with fireplace. Kitchen/Dining 5.80m x 5.13m, matching base and wall units.

MODERNO

Ground Floor

Twin room with en-suite shower and bath. Double bedroom with en-suite bath and shower.

First Floor

Lounge, kitchen and dining area 9.49m x 4.83m. Vaulted ceiling, matching kitchen units.

NEW ENGLAND

Ground Floor

Double bedroom (4 poster), shower room. Double bedroom. Separate wc.

Twin bedroom, bath and shower room.

First floor

Lounge kitchen and dining room 12.00m x 4.61m. Wooden floor and kitchen. Woodburner.

DECO

Ground Floor

Lounge, kitchen and dining area 7.36m x 4.70m. Matching base and wall and kitchen units, fireplace.

Double bedroom, bath with shower and separate wc.

First floor

Twin bedroom with shower.

COTTAGE GARDENS

The 4 cottages have their own private seating areas, either immediately outside the cottages (New England and Deco) or within the central courtyard for Provence and Moderno.

THE STUDIO

Adjacent to the main house a 2 storey building measuring 12.11m x 4.93m (on the first floor), with stairs ascending to the first floor where there is a mezzanine 4.66m x 4.64m. This room has been used for the client's leisure pursuits and is now used for general storage, however, it could of course be converted into further letting accommodation.

OFFICE/STORE & GAMES ROOM

To the rear of Provenance and Moderno a ground floor office and store 4.75m x 6.76m and above it with stairs ascending to the first floor games room 6.85m x 6.87m, complete with a full size snooker table, table tennis table and darts etc.

ADDITIONAL BARNs

Within the central courtyard are the four undeveloped barns of stone construction and with slate roofs, as follows:-

Barn 1: 7.44m x 4.80m

Barn 2: 18.46m x 4.78m

Barn 3: 12.72m x 4.80m

Barn 4 : 7.18m x 6.02m

OUTSIDE

Overall site area of approx. 1.08 acres, as per Land Registry Plan, copy available upon request. Prospective parties are advised to make their own enquiries.

The property is approached via a private road leading to the car parking to the rear of the property for 7 guests and 3 owners' spaces. Bin store. Plant room for swimming pool.

Gardens to the front of the property where there is a play fort and an ornamental pool and to the rear, an enclosed garden providing privacy which contains a 10m x 5m (approx) heated outdoor swimming pool, a Summer House with water and electricity and patio / terrace with barbeque.

GENERAL INFORMATION**LOCAL AUTHORITY**

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

**ENERGY PERFORMANCE CERTIFICATES**

Copies of the EPC's for the house and the cottages are available upon request.

Treggill Farm: E52

Deco: C72

Moderno: D63

New England: D68

Provenance: D65

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

STOCK

Not applicable.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk



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