



CHYPONS FARM, NANCLEDRA, ST IVES, CORNWALL, TR20 8NE

£1,150,000

**Miller Commercial**   
The business property specialists





## SUMMARY

BEAUTIFUL LETTING COTTAGES (4) B&B (1)  
VILLAGE LOCATION, CLOSE TO ST IVES  
SET IN GENEROUS GROUNDS & GARDENS  
FLEXIBLE PERIOD OWNERS ACCOMMODATION  
COMFORTABLE AND APPEALING LIFESTYLE INCOME  
WELL PRESENTED AND EQUIPPED THROUGHOUT  
GENUINE RETIREMENT SALE  
EPC'S E41, F32, E44, E46, F35

## LOCATION

Chypons Farm is situated on the outskirts of the pretty village of Nancledra, which has a Primary School, Village Hall and a nearby Public House. The village has a number of period properties, is bounded by beautiful unspoilt Cornish countryside and is known as an area where artists proliferate.

A major boon for this location, is its proximity to St Ives, which requires little introduction as one of the County's foremost holiday destinations, famous for its beautiful harbour, eclectic range of shops and indeed beaches within the town.

## THE PROPERTIES

We understand the Farmstead dates back to the 16th Century and principally comprises a collection of cottages, a barn and other outbuildings set around a central courtyard, which have been converted and improved over the years to provide letting and owners accommodation. In our opinion, the properties are presented to a high standard and offer traditional country living with charm and character.

## THE BUSINESS

Our clients acquired the property and business in 2012, during which time they have made improvements to the property and the business. Through choice our clients trade principally from Easter through to the October half term. The offering is self catering (in the cottages and Barn, lower part) and Bed and Breakfast (Barn, upper part). The clients have a good client base with c. 20 to 30% repeat business. The trading profit loss account for the year end April 2019, show sales of £66,331, with an adjusted net profit of £32,029 after deducting all expenses / overheads. It is considered new owners may wish to extend the season and increase the turnover and profitability,. Further Accounting information is available upon request.

Method of Sale : Sale of Property and Assets, Transfer of a Going Concern.

Please see our clients website [www.chyponsfarm.co.uk](http://www.chyponsfarm.co.uk)

## THE ACCOMMODATION COMPRISES

### RIVER

Stable door into kitchen / breakfast room, with a range of base and wall units, tiled floor, sink unit, radiator.

Lounge, french doors looking into courtyard, feature fireplace, two radiators.

Shower, low-level WC, wash hand basin, heated towel rail, tiled floor.

First floor

Double bedroom, window to front and rear elevations, built in wardrobe,

exposed ceiling beams, radiator.

Single bedroom, window to front elevation, built-in cupboard, exposed ceiling beam. Access to loft.

Bathroom, bath, low low level WC, pedestal wash and basin, heated towel rail, exposed ceiling beams.

### WATERSIDE

Stable door into kitchen / breakfast area, base and wall units, tiled floor, exposed ceiling beams. Cupboard.

Lounge area, window to front elevation, feature fireplace, exposed ceiling beams, radiator.

First floor landing

Double bedroom, window to windows to front and side elevations, built in wardrobe, exposed ceiling beams, radiator.

Twin bedroom, window to front elevation, access to loft, built in wardrobe.

Bathroom, bath with shower attachment, window to rear elevation, low level wc, wash-basin, exposed ceiling beams.

### The BARN

Kitchen, with stable door to front elevation. Two Skylight windows to rear elevation, base and wall units, tiled floor, exposed ceiling beams, electric panel heater.

Lounge, feature fireplace, french doors to front elevation, overlooking courtyard. Electric panel heater.

Double bedroom, window to rear elevation, overlooking garden, Built in wardrobe, electric panel heater.

Single bedroom, window to rear elevation overlooking garden. Electric panel heater.

Shower room, window to front elevation, shower, low-level WC, pedestal wash and basin, heated towel rail, slate floor.

### BED & BREAKFAST

B and B Steps up to entrance, with lobby and access to storeroom, with window to front elevation and shelving.

Large bedroom suite, with four windows to 2 sides, including Juliette balcony overlooking the garden. Exposed ceiling beams make this a very attractive room., kitchenette area and seating.

Shower room, shower, window to rear elevation, WC, wash and basin and heated towel rail.

### FARM COTTAGE

Seating and garden area to the front.

Kitchen, two windows to front elevation, base and wall units, tiled floor, electric panel heater and radiator.

Shower room, window to rear elevation, WC, pedestal wash hand basin, heated towel rail, cupboard, exposed ceiling beams.

Lounge, with a multifuel burner set within exposed half, window to front elevation, exposed ceiling beams, radiator.

Dining room, with skylight, door to side elevation, radiator.

Bedroom, double, window to front and side elevations., Electric panel heater.

### FIRST FLOOR

bathroom, bath with shower over, low-level WC, pedestal wash and basin, heated towel rail

Bedroom two, double, two windows to front elevation, built in wardrobe.

Through to bedroom three, twin, window to front elevation, built in wardrobe, radiator.

## OWNERS ACCOMMODATION

### CHYPONS FARM

Kitchen, stable door to front, overlooking garden. Tiled floor, base and wall units, space for breakfast table. Green Rayburn, with two cooking ovens, exposed ceiling beams, radiator.

Office (Bedroom 3) :Two windows to front and side elevations, with views over the countryside, wooden floor, exposed ceiling beams, electric panel heater.

Sunroom / Conservatory, two windows to side elevation and skylight. A very pleasant room for dining and relaxing and could be easily modified to provide a further bedroom.

Lounge, a characterful room with a multi fuel burner set within exposed an exposed stone hearth, wooden floor, radiator.

First floor double bedroom, two windows to side elevation, built in wardrobe. Shower room.

Accessed from the kitchen, stairs to 1st floor, bedroom two, double bedroom, with windows front location, built-in wardrobe, Bathroom, bath with shower attachment, window to front elevation, low-level WC, pedestal wash and basin.

### FIRST FLOOR

Bedroom one is located off the Lounge and comprises a double bedroom with built in wardrobes and cupboards. Shower room, with low level WC and wash hand basin.

NB : Further photos of owners accommodation available upon request.

## OUTSIDE

### LAUNDRY ROOM

4.74m x 2.69m, two windows to front elevation, wooden racking, floor mounted boiler, two washing machines and two tumble dryers.

### GARAGE / WORKSHOP

7.72m x 4.91m, power and light connected, concrete floor, exposed ceiling beams, four windows to 2 elevations.

### SUMMERHOUSE

5.88m x 2.55m, of wooden construction, space for sitting and playing games

etc, coin-operated tumble dryer and small fridge.

#### POTTING SHED

Within an open courtyard area 2.72m x 2.17m, with power connected.

GREENHOUSE (glass) 6ft x 8ft

GARAGE PORT, open fronted, 6.46m x 3.57m

LOG STORE, 4.89m x 2.15m, with power connected.

#### GARDEN & PARKING

Ample parking for owners and guests in the central courtyard.

The garden areas are well-stocked and planted in a typical 'Cornish garden' style, bounded by mature trees and shrubs, with several seating areas.

#### PLANS

Title Plan and Floor Plans available upon request.

#### TENURE

Freehold property and land.

#### GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

#### ENERGY PERFORMANCE CERTIFICATES

River Cottage E46

Waterside E44

The Barn F32

Farm Cottage E41

Chypons Farm F35



#### INVENTORY

Copy available upon request, all loose chattels and equipment associated with the running of the business to be transferred as part of the sale, free of any Lease / Lien.

#### BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £10,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

#### 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

Not elected for VAT.

#### 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 either:-

Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk) or

Beverley Northey on 01872 247031 or via email [bn@miller-commercial.co.uk](mailto:bn@miller-commercial.co.uk)



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