



**CULLODEN FARMHOUSE B&B AND COTTAGES, VICTORIA ROAD,
CAMELFORD, PL32 9XA**

£825,000 Offers in the Region

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

BEAUTIFUL PERIOD FARMHOUSE WITH UP TO 4 ROOMS (ONE EN-SUITE)

IDEALLY LOCATED FOR MOORS AND NORTH CORNISH COAST

FOUR SELF CONTAINED 1 BED LETTING UNITS

TERRACED GARDENS, PARKING AND WORKSHOP

POTENTIAL FOR FURTHER UNIT (VIA STUDIO CONVERSION)

IDEAL LIFESTYLE BUSINESS WITH SCOPE TO INCREASE TURNOVER

EPC's : 75/C, 75/C, 71/C and 111/E.

LOCATION:

Camelford is a small Town (c. 3000 population) with a number of period properties, independent shops and hostelrys, churches and schooling.

Camelford sits on the River Camel and is widely regarded as a pleasant and busy town, with excellent access to Bodmin Moor and the North Cornish Coast.

PROPERTIES

Culloden Farmhouse is a detached three storey Grade II Listed former farmhouse with attached Stables and outbuildings, which now form the letting accommodation.

The farmhouse has many period features indicative of this period , notably multi pane windows, exposed ceiling beams, slate floors and working fireplaces, which has been sympathetically updated, decorated and furnished during our clients tenure to provide a very welcoming home and business.

There are 4 rooms in the main house (one en-suite) a variety of which can be used for B&B letting or owners accommodation

Attached to the Farmhouse is the Stables, which is an open plan Lounge / Sleeping area with en-suite and which can be accessed internally to the main house, so this could be used as an annexe / letting.

Across the courtyard is a two storey barn that has been converted into three 1 bedroom letting units (Elm, Oak and Beech), each with cooking/dining areas and sitting areas.

At the top of the site and with privacy is our clients Studio, with covered patio area and which subject to some work could be further converted into a letting unit.

Other buildings include our clients workshop and laundry room.

The property sits is c. 0.3 acre, has parking for 6 cars and several very pleasant cottage gardens with several seating areas.

A viewing is highly recommended to this well presented period property.





BUSINESS

Our clients acquired the property and business in 2007 and run the business typically on a seasonal basis, i.e. April through to end October. There are no staff employed and the turnover, by choice, is c. £40,000 pa, with obvious scope to increase.

For further details see our clients website:
www.cullodenfarmhouse.co.uk

CULLODEN FARMHOUSE

NB Floor Plans shown at reverse of this brochure and available as a document upon request.

Entrance porch into hallway with some wood panelling.

Dining Room, window to front, slate floor, open fireplace with tile surround. Table and chairs for guests.

Kitchen, a very attractive room with window to side, slate floor, ceramic hob and wooden worktop, electric cooker.

Laundry room, slate floor, velux window to side, built in wooden cupboard. Connects to Stables.

Office, window to front and side, door to Dining Room.

From hallway, into Lounge, windows to front and rear, inset fireplace with multi fuel burner, built in cupboard.

At half landing, window to rear

First Floor

Double bedroom, windows to front and rear, built in wardrobe.

Double bedroom, window to front, built in wardrobe, ensuite shower.

Bathroom, roll top bath with mixer, tiled floor, sink unit, heated towel rail, separate shower cubicle.

Second Floor

Landing, with an area for seating / desk if required.

Twin bedroom, window to side, exposed ceiling beams.

Double bedroom, velux window to rear, exposed ceiling beams



LETTING ACCOMMODATION

STABLES

Attached to the Farmhouse and with own entrance, also interconnects with the Laundry Room.

An open plan Lounge, sleeping area with windows to side and rear, en-suite shower.

ELM

Patio area to front. Entrance porch with cupboard. Open plan Twin Bedroom with tow windows to front and side. Kitchen area with ceramic hob and electric cooker.

Shower Room.

BEECH

Stairs to First Floor, into entrance lobby. Shower Room.

Open plan lounge, kitchen and dining area, two windows to the front. Ceramic sink and electric cooker.

Double bedroom, window to the side, built in wardrobe.

OAK

Open plan lounge, kitchen and dining area with two windows to the side. Ceramic sink and electric cooker.

Shower room with double sink.





SITE AREA AND TITLE

The overall site is c. 0.3 acres of gently rising ground, with parking by the workshop and at the upper part of the site for 6 vehicles.

Title Plan : CL132582. Advised no Rights of Way, Restrictive Covenants or Legal Easements.

Copy of Land Registry / Digital area available upon request.

METHOD OF SALE:

Sale of Freehold Assets as a Going Concern by way of Private Treaty.

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

Advised by clients:

Mains Water

Mains Drainage

Three phase electricity supply

Oil Central Heating

LEASE TERMS:

None applicable

VAT:

We are advised that the business is not Registered for VAT.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

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 (April 2017) value is £5,800 To find out how much business rates will be payable there is a business rates estimator service via the website.

STOCK

Not applicable

INVENTORY

All fixtures and fittings essential to run the business are included in the sale price and will be transferred via an Inventory on Completion (personal effects excluded).

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Ratings are:

Farmhouse 111/E

Beech 75/C

Oak 75/C

Elm 71/C

CONTACT INFORMATION:

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

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

FINANCE

If you require any advice on the financing of this business please contact Graham Timmins, as above.



Culloden Farmhouse B&B And Cottages , 16 Victoria Road, Camelford, PL32 9XA

Approximate Area = 2216 sq ft / 205.8 sq m (includes garage)

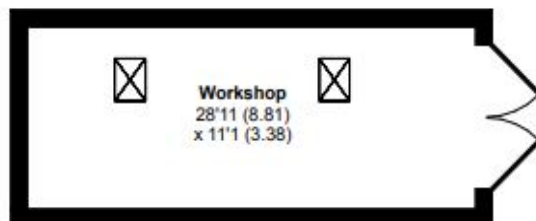
Limited Use Area(s) = 24 sq ft / 2.2 sq m

Annex = 1310 sq ft / 121.6 sq m

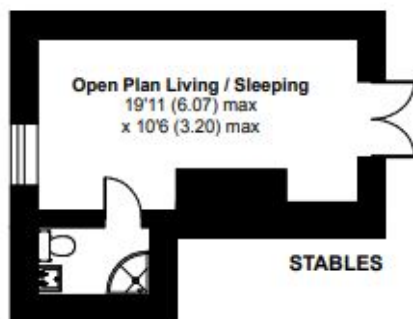
Outbuilding = 195 sq ft / 18.1 sq m

Total = 3745 sq ft / 347.9 sq m

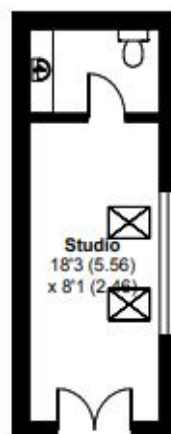
For identification only - Not to scale



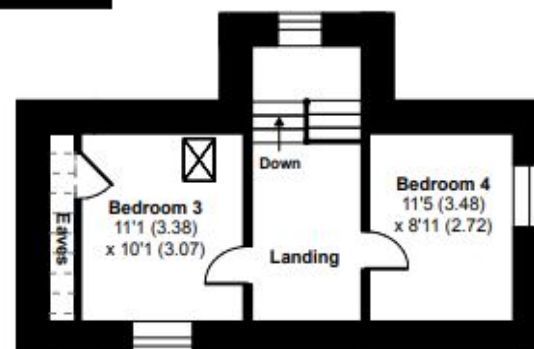
Denotes restricted
head height



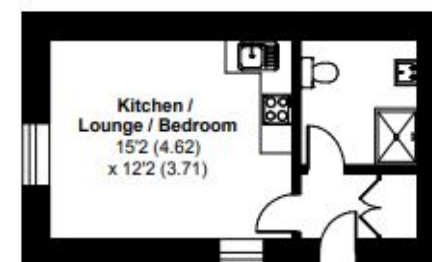
STABLES



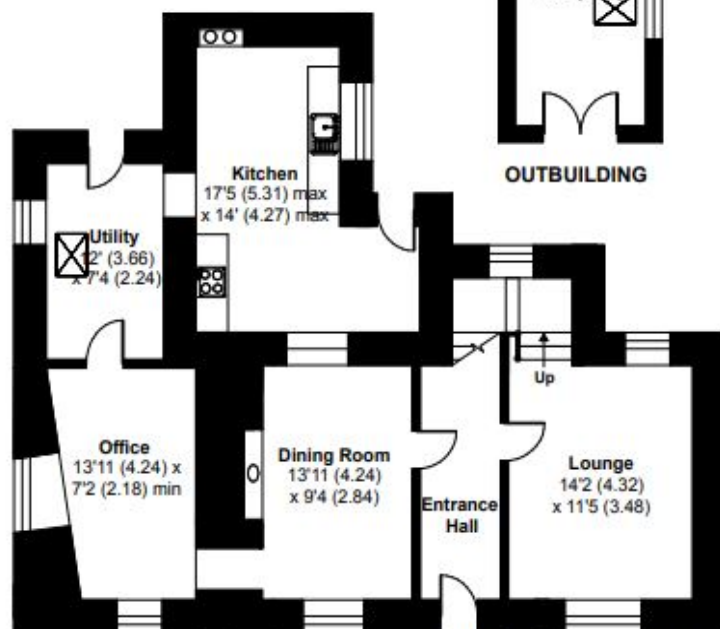
OUTBUILDING



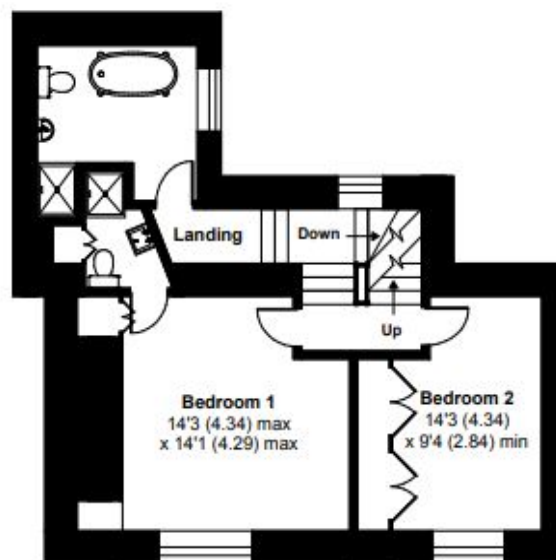
FARMHOUSE SECOND FLOOR



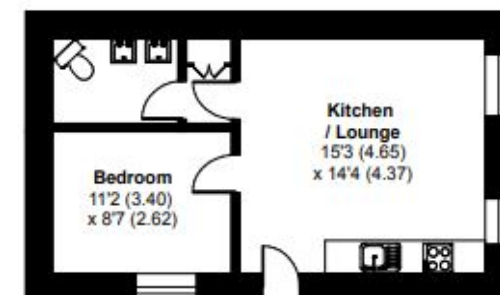
ELM



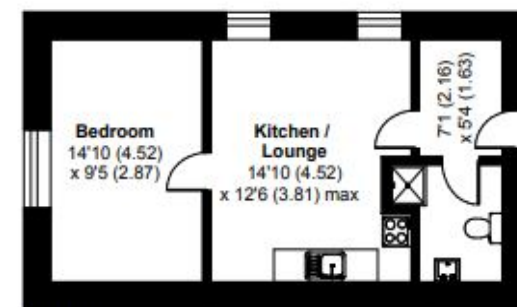
FARMHOUSE GROUND FLOOR



FARMHOUSE FIRST FLOOR



OAK



BEECH



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022.
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