



**PENHALLOW BARN & THE FLOWER HUT GLAMPSITE, TREWITEN MOOR,  
STITHIANS, TRURO, TR3 7DU**

**£795,000 FREEHOLD (SALE OF GOING CONCERN)**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists







**SUMMARY:**

EPITOME OF A 'LIFESTYLE' LEISURE SITE  
CONVENIENTLY LOCATED FOR TRURO, FALMOUTH  
AND A30 TRUNK ROAD

BEAUTIFUL COUNTRYSIDE VIEWS, CLOSE TO  
POPULAR VILLAGE OF STITHIANS

NEW BUILD TWO BED 'BARN' CONVERSION WITH  
PLANNING PERMISSION TO EXTEND

ALL YEAR HOLIDAY USE FOR THREE UNITS  
(GLAMPING POD/SHEPHERDS HUT/GLAMPING TENT)

SET IN C.1.05 ACRE OF WELL PLANTED AND  
MAINTAINED GARDENS AND GROUNDS

TURNOVER OF C. £43,000 AND PROFIT OF C. £30,000  
PA

WORKSHOP BUILDING (36 SQ M), POSSIBLE ANNEXE /  
HOLIDAY/LET (STPP)

EPC : A 107

**LOCATION:**

Penhallow Barn at Trewithen Moor is situated in a peaceful rural location on the outskirts of Stithians, which is ideally located between the Cathedral City of Truro and the busy harbour and University Town of Falmouth, making this an ideal and tranquil base for both north and south coasts.

Stithians is approximately a mile away and is a well serviced sizeable village, with a doctors surgery, shop, post office, church, school, public house and tennis courts and which is well known across the County for its one day annual Agricultural Show, held in the summer.

**BUSINESS:**

We understand the owner acquired the land approximately 17 years ago and commenced the business (Flower Farm) in 2020, after which time the Shepherds Hut and Glamping Pod were added to create a small leisure site, with an additional Bell Tent offering being added for the 2024 season. The Flower Hut and Glamping Pod are currently offered through the Airbnb portal, see links below, as well as booking.com and private bookings. For the year end March 2024 (up to trade end Jan 2024) the turnover was in the region of £43,000 which produced a Net Profit of c. £30,600 after all expenses. It is anticipated the addition of the glamping bell tent this season will generate c. £6500. Starlink high speed internet has been installed across the entire property. For photographs, guest reviews and detailed descriptions please see the following details. [airbnb.com/h/comestayinpetaltheshpherdshut](https://airbnb.com/h/comestayinpetaltheshpherdshut) [airbnb.com/h/comestayinforget-me-not](https://airbnb.com/h/comestayinforget-me-not)

**PROPERTIES:**

**'Penhallow Barn'** : Full residential consent. Constructed in 2016 / 2017, timber frame, wood clad on a concrete base, with a zinc roof and underfloor heating, double glazed aluminium casement windows and doors, air source heat pump and air recovery system to all rooms, this is a superb new build 'barn', having been on the site of a former agricultural building.

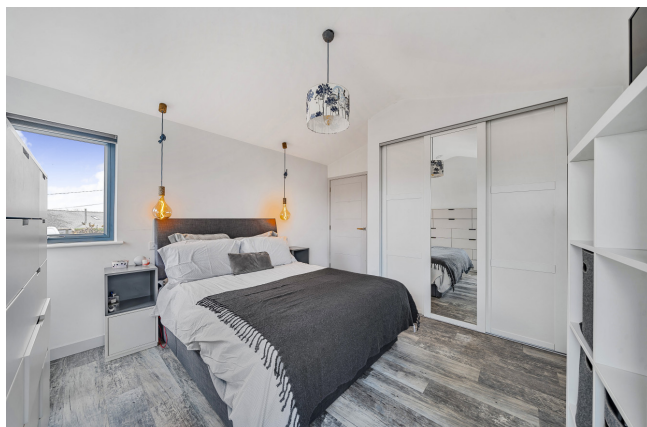
Open plan Seating, Dining and Kitchen Area : A beautiful relaxing and entertaining space with windows to one side and door, sliding 3 door bifold system to the front leading to patio and deck, affording far reaching country views. Multifuel burner 'Nordpeis', on a glazed hearth. Built in 'Pianca' home entertainment unit (available by negotiation). The real feature of this area is the large worktop ('Unistone' Bianco), with sink and drainer, boiling hot water tap and built in storage units. In the kitchen is an induction hob ('NEFF'), dishwasher and fridge freezer. Skylight and exposed ceiling beams. Electric blinds.

Plant Room : Thermal store tank for hot water and associated machinery/pipework connected to heat pump.

Bedroom 1 : Kingsize, two corner windows with views, built in wardrobe and TV point. Electric blinds.

Bedroom 2 : Double, window to rear, space for wardrobe/hanging, TV point.

Shower Room : Double walk in shower, low level wc, built in hand basin with mirror and spotlights. Skylight.



**PROPERTIES (continued)**

**Penhallow Barn Garden** : The gardens are well planted and offer privacy. To the front is a decked area, leading to a lawn area to the side where there is a wood fired 'Ofuro' hot tub, two outside electric points.

**'Petal' (Shepherds Hut)** : All year holiday use. Placed in 2022 a 16' model Pumphrey & Weston hut on a concrete base, with integral mains connected wc, hand basin and shower. An open plan living and seating area with electric hob, fridge, woodburner and a separate shower with heated towel rail/ wc. A real delight is the oak barrel roof and quality of fittings, including a Belfast sink and oak worktops.

Garden area to the front, with fire pit and hammock, again with much privacy for guests, with a screened area housing a roll top bath, which is connected to a hot and cold mains water feed.

**'Forget Me Not' (Glamping Pod)** : All year holiday use. operational from April 2023, a bespoke building timber frame and wood clad on a concrete base, with integral mains connected wc, hand basin and shower 3.74m x 3.67m, with part 'first floor' area for sleeping. A beautifully designed and constructed building which has a lot of character and function, a modern feel finish with birch ply timber interior cladding. Space for preparing food, dining and relaxing with a ladder to a raised sleeping deck. Electric hob and fridge. Separate shower and WC, with heated towel rail. Wood burner and double glazed units.

Garden area to the front, with fire pit and hammock, again with much privacy for guests, with a screened area housing a roll top bath, which is connected to a hot and cold mains water feed.

**'Blossom' (6 Feet circular Bell Tent)** : Due to be located in a new area of the site with stone gabien walling and set on natural matt flooring, this will be a new addition to the income stream for the 2024 season. The users of this unit will use the shower and cooking / washing facilities housed within 'The Workshop', see below.

**'The Workshop'** : Workshop and Premises completed in 2017, timber frame and wood clad on a concrete base used as a workshop (for the flower farm part) comprising an office, store and kitchen/wc with washing machine and tumble dryer points for the bell tent guests.

Approx. 6.28m x 3.90m, window to rear and large electric roller shutter to front. Woodburner. Plus 4.68m x 2.66m, comprising kitchen, laundry and shower room / wc. Separate door to front.

Currently operating as a floristry studio, home office and workshop, given the location and build specification it is considered this building would make an ideal holiday let, by conversion of the main area into a living / bedroom, this would of course be subject to a Planning Application on behalf of a new owner. We are advised this building has been built to residential standards.

**OUTSIDE & GARDEN AREAS :**

The site has been thoroughly laid out and screening and hedging has been planted to give the main dwelling and each guest privacy.

Established orchard and dog proof garden.

Pond area : The lowest part of the site with a pond which is fed off a stream. Currently used for garden refuse.

Recreational area for guests to enjoy on the upper part / middle of the site.

'Flower Farm' : An area which has been professionally prepared comprising a drip irrigation system with timer on matting and caterpillar tunnels, for the propagation of flowers / plants.

Polytunnel area : Placed in 2020, measuring 33 feet x 21 feet, with a drip irrigation system on a timer and matting with electric and benching.

Storage Container : 20 feet x 8 feet, with power and light connected.

Ancillary storage areas behind workshop and to side of container.

Parking and Driveway : Double gate opening onto gravelled parking for 8 to 10 cars for owners and guests.









**SITE AREA AND TITLE:**

Site extends to c. 1.05 acre overall. Title Number CL79910 advised no Public Rights of Way, Restrictive Covenants or Easements over the land.

**METHOD OF SALE:**

Asset sale, transfer of going concern.

**PLANNING PERMISSION:**

Grant of Conditional Planning Permission under Application number PA23/09574 on 18th January 2024 for Proposed single storey extension, which will nearly double size of the accommodation (see plan on Page 8).

Copies of elevations and floor plans available as part of Data Pack, clients have information relating to costing for interested parties.

**OPERATING LICENCE:**

The business operates under a Freedom Camping Club (FCC) exemption certificate, for the purposes of recreational Camping and caravanning. The site has been inspected by the FCC and deemed suitable for 3 units for all year holiday use.

Copy of exemption certificate available as part of Data Pack.

**SERVICES:**

Advised by clients:  
Mains Water  
Septic Tank  
Single Phase electricity  
Roof solar panels (own use and FIT applies), owned.  
Air Source Heat Pump (for Barn)  
Interested parties to make own enquiries with providers.  
Starlink internet across the site.

**VAT:**

We are advised the business is not registered for VAT on sales.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**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 for the Workshop and Premises is £2,500 To find out how much business rates will be payable there is a business rates estimator service via the website.

**COUNCIL TAX:**

Penhallow Barn - Band B

**TRADE INVENTORY:**

All chattels and fixtures and fittings essential to the running of the business included within the sale and to be transferred free of any lease / lien.

**STOCK:**

Not applicable.

**FINANCE:**

If you require any advice regarding funding of Penhallow Barn, at no initial cost, contact Graham Timmins as below.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is A (107)

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019

Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)







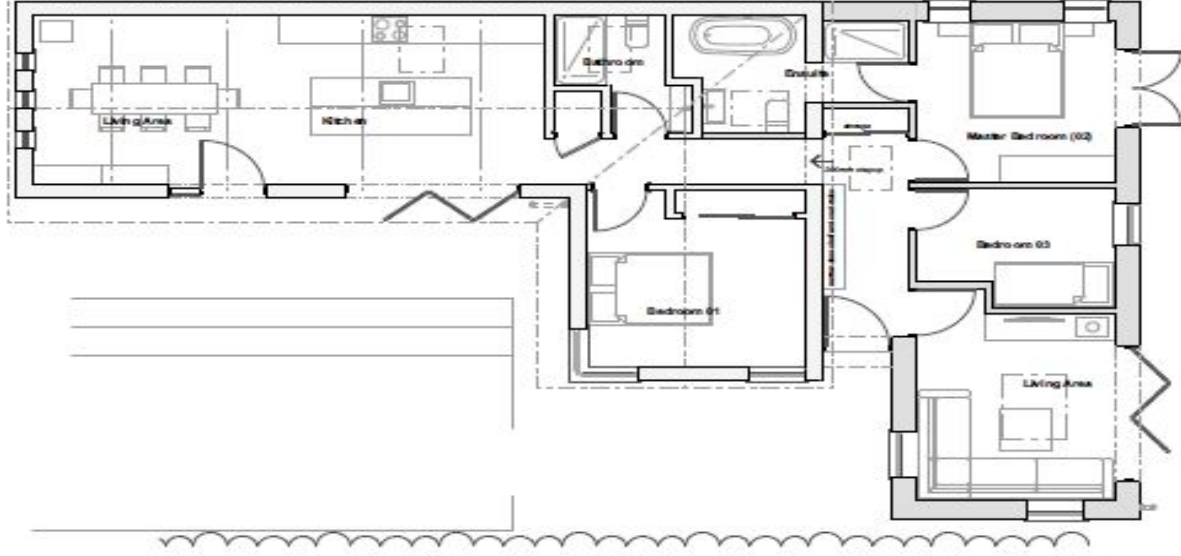
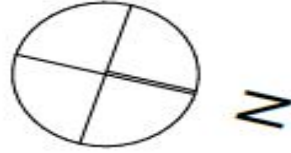






# Proposed Ground Floor Plan 1:100 @ A3

0 1 2 3 4 5 1:100 metres



J-23-35-PEN  
Drawing No.

Revision

11 -

Project: Penhallow Barr, Trewithen, Stithians

Client: Beth Taylor

The owner of the proposed works hereby warrants that the information contained in this drawing is true and correct to the best of their knowledge and belief. It is the responsibility of the client to ensure that the information provided is accurate and complete.

Drawing Title  
**Proposed  
Ground Floor  
Plan**

Date:  
November 2023

Scale:  
1:100 @ A3

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ARCHITECT

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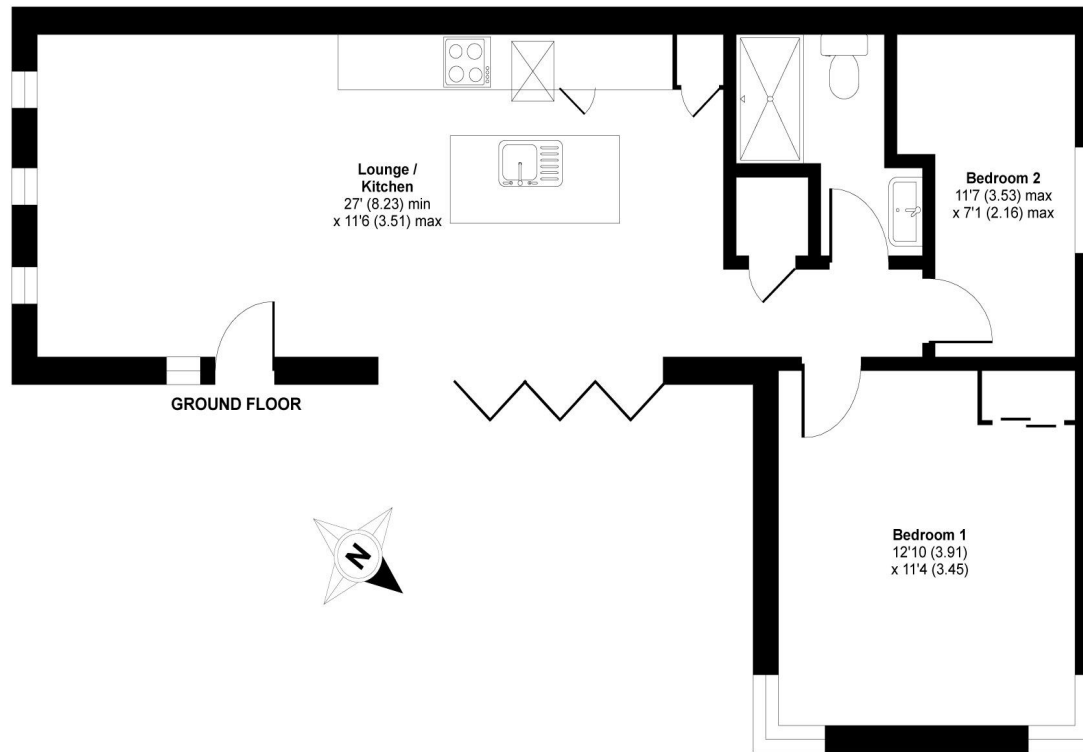




## Penhallow Barn, Trewithen Moor, Stithians, Truro, TR3 7DU

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Miller Commercial LLP. REF: 1082154

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