



**COOMBE MILL, ST. BREWARD, WADEBRIDGE, PL30 4LZ**

**£1,250,000 FREEHOLD, TRANSFER OF GOING CONCERN**

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



**SUMMARY:****HOLIDAY LODGES (6) LEISURE BUSINESS****7 BEDROOM OWNERS ACCOMMODATION****SET WITH c.4.09 ACRES / LAKES / RIVER FRONTAGE****BEAUTIFULLY PRESENTED & EQUIPPED OVERALL****3 YEAR AVERAGE T/O £138K, ADJUSTED NET £72K PA****EXTANT PERMISSION FOR ADDITIONAL LODGES (7)****GENUINE SALE, A RARE OPPORTUNITY****EPC'S: SEE LIST WITHIN BROCHURE****LOCATION:**

Coombe Mill is situated outside the pretty village of St Breward, with the towns of Wadebridge and Bodmin being roughly equi-distant. The peaceful valley setting is dissected by the River Camel, with our clients land and lodges being either side.

St Breward has a well known freehouse, with a shop attached, primary schooling and several churches, is within Bodmin Moor and therefore enjoys beautiful rolling countryside and of course is an excellent base to explore the County.

**PROPERTY:**

Our clients have owned Coombe Mill for the past 4 years and have gradually upgraded and expanded the business from the former units (1960's), to provide a sizeable three storey 7 bedroom family home and 6 Holiday Lodges, all developed between 2005 and 2017.

The timber properties are well crafted, beautifully presented with modern features and have their own outside space, as well as access to the the river fronting grounds and child friendly amenities.

**BUSINESS:**

The business operates all year and is principally run by our clients with some cleaning assistance and is now being sold due to other commitments away from this sector.

The Planning Permission allows for all year round Holiday Use. Our clients have developed the business to offer high end child friendly lodge accommodation, with a 'farm experience' and games rooms etc, to make this a truly magical holiday experience, for the parents and their children.

In terms of the trade, we are advised the business trades all year (with some off season closure) with our two owner clients and part time cleaning / gardening assistance. The majority of the bookings are through our clients website and the business has very high levels of returning customers.

The 3 year average net turnover is c. £138k pa, with a profit level of c. £72k, making this an ideal lifestyle business opportunity and home.

Accounting information will be made available to interested parties.

Please see our clients website for further details  
[www.coombemill.com](http://www.coombemill.com)





**SCHEDULE OF ACCOMMODATION:**

(All areas and dimensions are approximate)

**OWNERS ACCOMMODATION - 'TREDEER'**

Plan available upon request.

A substantial detached 3 storey property with access over its own garden, outside patio leading to the principal entrance, being the kitchen and dining room.

A substantial room with double doors to the front overlooking the garden, 2 doors to the front and side elevations. Laminated floor. 2 radiators. the kitchen has been refurbished and includes 5 ring electric range cooker with double oven cookers (with extraction over), plumbing for 2 dishwashers, double sink, wine fridge. Complimentary base, wall units and island.

Through to the rear, under stairs cupboard.

Shower / Boot Room, window to side elevation.

Office, window to side elevation, radiator.

Bedroom 1 : 2 windows to rear and side, radiator.

Utility Room windows to rear elevation, stainless steel sink unit, plumbing for washing machine and commercial laundry, boiler.

From the rear hallway door to the rear elevation, radiator.

From the kitchen dining room stairs ascending to the first floor:-

**First Floor**

Lounge : French doors leading onto balcony. Windows to side elevations and further door to side, with external staircase leading to the ground floor. 2 radiators. Woodburner.

Bedroom 2 : (en-suite shower), 2 windows to front and side, radiator.

Bathroom : bath with shower over, low level wc, window to side elevation. Radiator.

Bedroom 3 : 2 windows to side and rear, radiator.

Bedroom 4 : 3 windows to side and rear, radiator.

Hallway, with door to rear elevation and deck area to rear garden.

From lounge stairs ascending to the:-

**Second Floor**

Bedroom 5 : with vaulted ceiling, window to front elevation, radiator and skylight window.

Bedroom 6 ; with vaulted ceiling, window to front elevation and skylight window, radiator.:

Airing Cupboard

Bathroom : skylight window, bath, low level wc and pedestal wash hand basin.

Bedroom 7 : Master Bedroom : (including walk-in dressing area and en-suite bath, shower, low level wc and pedestal wash hand basin. With window to rear elevation and a vaulted ceiling.

Enclosed private garden to front and side and wood fired hot tub.

Parking for several vehicles.





**HOLIDAY LODGES**Plans of lodges available.

NB : Description of property same for all lodges, date of construction, number of bedrooms and how many sleeps differs.

Eden (2004 - 3 Bedroom / Sleeps 8)

With garden and balcony to the front, leading into the open plan lounge, kitchen and dining area. A well defined space with vaulted ceiling, cooking area, defined dining and lounge completed to a high standard and with vaulted ceiling. Woodburner.

Quad Room: Bathroom with shower.  
Kingsize room/Double room, with en-suite shower.

Polzeath (2017 - 2 Bedroom / Sleeps 4)  
Superking room/Twin room.  
Playroom.

Trevarno (2012 - 2 bedroom / Sleeps 4)

Superking room/Double room.  
Playroom.

Trebah (2010 - 2 bedroom / Sleeps 4)

Superking room /Double and a single.  
Playroom and Cot Room.

Heligan (2005 - 4 bedroom / Sleeps 7/8)

Single room, twin rooms, double room,  
Kingsize room with en-suite shower and Toddler room

Pencarrow (2005 - 4 bedroom / Sleeps 7)

Single room,twin room, double room and  
Kingsize room room with en-suite shower.

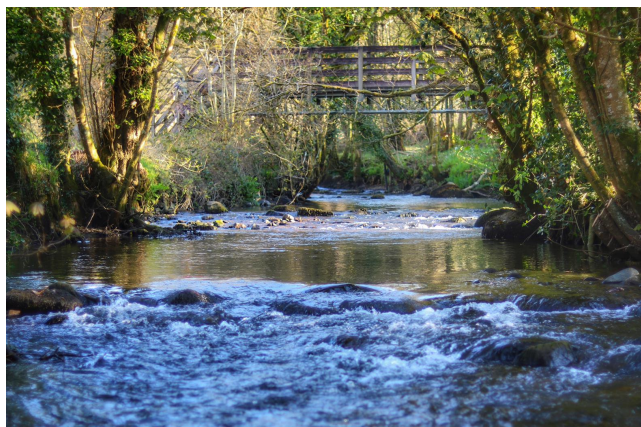
NB : Double rooms can be turned into twin rooms with zip n'link beds

Outside

To the rear of the lodges there is parking and space for bins etc.

**THE SITE:**Site Plan available.

We are advised the overall site extends to circa 4.09 acres and for the guests to the front of the property is the beautiful Camel River which flows through our clients' land, making this a very idyllic setting indeed. For the guests there is a childrens' play area, barbeque area (by the river), a separate barbeque 'hut', which is a wooden construction and can seat 12 plus persons around the central fire pit. Housed within some of the former holiday units is a reception, games room complete with pool table, board games and table tennis and a room for wet suits and surf boards etc. Also, a crazy golf area, 'secret garden'.  
Gymnasium with cardio equipment.



**GENERAL INFORMATION:**

LOCAL AUTHORITY  
Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
www.cornwall.gov.uk

**ENERGY PERFORMANCE CERTIFICATES:**

Tredeer (owners accommodation): C75  
Letting Cottages:  
Eden: D64  
Polzeath: C80  
Trevarno: C73  
Trebah: C71  
Heligan: D68  
Pencarrow: D68

**PLANNING PERMISSION:**

Planning Permission granted under Application number PA15/09232 for the demolition of 7 log cabins on formation of 8 new log cabins, granted 23rd November 2015. The Planning Permission has commenced by virtue of the construction of Polzeath and it is therefore Extant should an interested party wish to develop the remaining permission. A copy of the Planning Permission and updated drawing for the layout is available upon request.

**SERVICES:**

Advised by clients:

Private water via borehole  
Private drainage (lodges into own septic tank, Tredeer into neighbours septic tank via agreement).  
Oil central heating - Tredeer  
Electric heating in lodges

**TENURE:**

Freehold, Title(s) Number(s) Part CL360190 (main land area and whole CL360191 (Entrance and Tredeer).  
Shared driveway, maintenance split accordingly.  
Public Right of Way (Footpath) on eastern bank of River Camel.  
Advised no Restrictive Covenants or Easements.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT. We are advised the business is registered for VAT at the standard rate 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 is £10,800, meaning for qualifying owners no Business Rates are payable.

**COUNCIL TAX:**

Tredeer - Band F

**METHOD OF SALE:**

Share Sale of Coombe Mill Farm Limited - Company  
Registration Number 12699731.

**FINANCE:**

If you require any advice or a free desktop appraisal via a Commercial Broker for Coombe Mill, please contact Graham Timmins, as noted below.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019 / 07900 604078  
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)



# Coombe Mill, Wadebridge, Bodmin, PL30 4LZ

Approximate Area = 2851 sq ft / 264.8 sq m

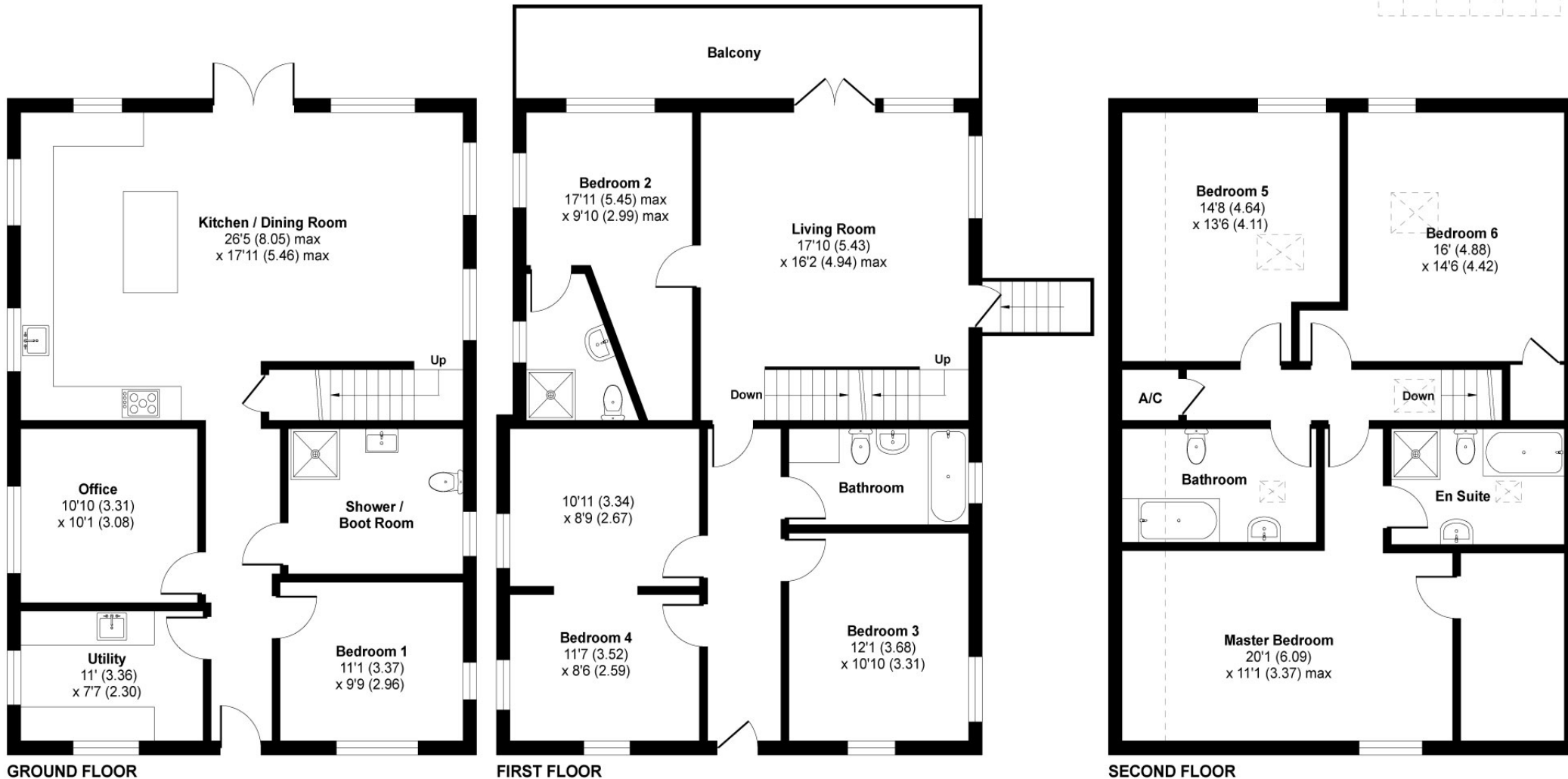
Limited Use Area(s) = 96 sq ft / 8.9 sq m

Total = 2947 sq ft / 273.7 sq m

For identification only - Not to scale



Denotes restricted head height







**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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