



Carnglaze Caverns,  
Liskeard,  
PL14 6HQ  
**£1,200,000**



**Trowbridge's**  
ESTATE & LETTINGS







Trowbridges Estate and Lettings are pleased to offer the successful and popular visitor attraction of Carnglaze Caverns, tucked away in a scenic location within the Loveny Valley. Located near the idyllic village of St. Neot with its local public house, church, primary school and community shop. The Caverns are located off the A38 with brown tourist signs directing you straight to Carnglaze. The current owners have been in situ for the past 20 years, with various aspects being improved throughout this time. Visitors can learn about a part of Cornwall's Industrial Heritage, enjoy the outstanding acoustics of The Rum Store; celebrate getting married; wander through Quarry Wood and above all relax in an unrushed, family-centered environment

#### THE BUSINESS

Attracting between 20,000 and 25,000 visitors each year, Carnglaze Caverns is one of Cornwall and Devon's premier underground all-weather family tourist attraction which is part of Cornwall's Industrial Heritage in a beautiful ancient oak woodland setting. With a venue capacity of 400 covers, the unique backdrop holds weddings, live music with alcohol sale licence, performance art shows, school trips, group bookings and beyond.

The business grounds include a ticket office, gift shop and customer toilets. On-sit parking holds 60





cars and coach parking with rental of farmer's field offering an overflow car park for an additional 120 cars.

There is potential to further extend the services currently offered such as on-site catering for events

#### THE BUNGALOW ENTRANCE HALL

#### CLOAKROOM

#### KITCHEN

8' 4" x 20' 0" (2.54m x 6.1m) Wooden work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, space/plumbing for washing machine and dishwasher, stainless steel sink unit with mixer tap, built-in electric cooker/hob with splash-back tiles, oil-fired Rayburn

#### LOUNGE/DINING ROOM

17' 9" x 26' 7" (5.41m x 8.1m) Open fireplace with slate hearth set in a stone feature wall, two radiators, ceiling-mounted inset downlights



#### HALLWAY

Walk-in airing cupboard with slatted shelving, walk-through cupboard with further shelf storage

#### BEDROOM ONE

15' 6" x 12' 6" (4.72m x 3.81m) Built-in mirror fronted wardrobes offer cloaks hanging space and shelf storage, wall-mounted radiator, bi-folding doors that lead directly to the conservatory overlooking the front garden



#### CONSERVATORY

28' 0" x 10' 2" (8.53m x 3.1m) Bi-folding doors leading to both bedroom one and bedroom four with slate tiled floor

#### FAMILY BATHROOM

9' 77" x 8' 9" (4.7m x 2.67m) Matching suite comprises of low-level WC, pedestal wash hand basin, panel enclosed bath, partially tiled walls/bath surround in a matching design, tiled enclosed shower, wall-mounted heated towel rail and radiator

#### BEDROOM FOUR

15' 4" x 12' 6" (4.67m x 3.81m) Wall-mounted radiator, bi-folding doors offers access to the conservatory with slate tiled floor, double doors offer access to the front garden



#### REAR HALLWAY





### SHOWER ROOM

11' 1" x 5' 11" (3.38m x 1.8m) Low-level WC, pedestal wash hand basin, tiled enclosed shower, wall-mounted radiator, tiled walls from floor to ceiling height, tiled floor

### BEDROOM THREE

11' 11" x 15' 3" (3.63m x 4.65m) Wall-mounted radiator

### BEDROOM TWO / CONSERVATORY

16' 3" x 12' 6" (4.95m x 3.81m) Wall-mounted radiator, double-glazed windows on to three sides of the room



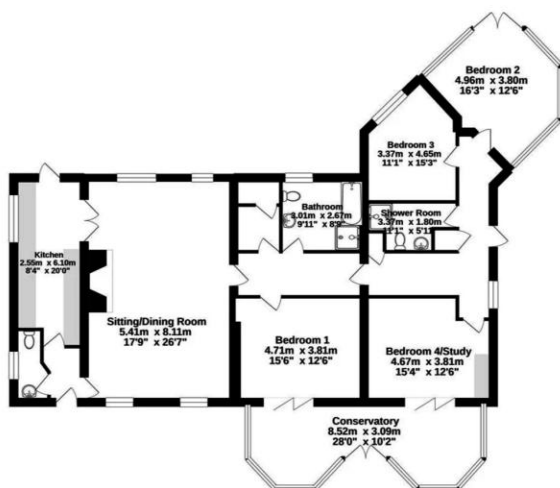
### OUTSIDE SPACE

The main site is set in approximately 8 acres and features coach parking, car parking for up to 60 cars, on-site facilities which include a gift shop, ticket office, toilets, gardens with picnic areas and storage sheds.

Woodland walks include a panoramic view of St Neot village and takes in the region of 25 minutes to walk the entire loop around the ancient enchanted woodlands. In Spring, late April to mid-May normally, the ancient oak woodlands have a spectacular carpet of up to 4 acres of bluebells and other seasonal wildflowers.

There is also a further 2 acres of woodland is situated on the other side of the road. A small piece of land is also owned at the bottom of the road which gives the opportunity of advertising and route signage from the main road.

Ground Floor



TOTAL FLOOR AREA: 322.8 sq.m (3282 sq.ft) approx.  
 Measurements shown have been taken to the best of our knowledge and are for guidance purposes only. All measurements are approximate and for general guidance purposes only. All measurements are taken to the internal face of the walls unless otherwise stated. We do not accept liability for any errors or omissions. The plan is for information purposes only and should not be relied upon for any legal or financial purposes. Measurements are taken to the best of our knowledge and are for guidance purposes only. All measurements are approximate and for general guidance purposes only. All measurements are taken to the internal face of the walls unless otherwise stated. We do not accept liability for any errors or omissions. The plan is for information purposes only and should not be relied upon for any legal or financial purposes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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