



W R I N G W O R T H Y C O T T A G E S

Wringworthy Cottages

Morval, Looe, Cornwall PL13 1PR

Looe 3 miles • A38 3 miles

Polperro 7 miles • Plymouth 18 miles.

- 8 high-quality cottages
- Full residential planning permission
- Established holiday business with a healthy turnover
- Ideal investment, development, letting potential
- Party barn, games barn with potential (STP)
- Range of outbuildings including a pole barn and donkey stables
- In all about 7 acres
- Further land available





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Introduction

A group of 8 cottages currently used as an established holiday complex. A planning application has been granted by Cornwall Council under reference PA19/09908 for full residential use offering a new owner an exciting opportunity to continue with the established self-catering holiday business, split the individual properties and sell off as separate lots or perhaps provide accommodation for two or three families plus holiday letting or shorthold letting income.

Location

The hamlet of Morval is just 3 miles from the coastal village of Looe which has a wide range of shopping and community facilities alongside the pretty harbour with fish market and the main beach. The branch line railway station links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The city of Plymouth (20 miles) has excellent Grammar Schools plus a range of shopping and recreational facilities along with an extensive and historic waterfront. There is a cross channel ferry link at Plymouth with regular services to France and Northern Spain. At Newquay Airport (30 miles) you can fly to destinations in the UK and Europe.

The A38 (3 miles) provides access further west into Cornwall and east into Devon and the wider motorway network. There are many visitor attractions within easy driving including The Eden Project, The Lost Gardens of Heligan, the National Marine Aquarium and National Trust properties including Cotehele and Lanhydrock. The coastline is easily accessible via the South West Coast Path and there are lovely bathing beaches.

The Business

The eight self-catering holiday cottages are open all year round and generate a healthy income for the owners. There have been holiday cottages on site for over 30 years and during their time at the property the current owners have improved the business. By developing the Party Barn, they have created an excellent group booking venue, perfect for large family gatherings, residential courses/workshops and wedding receptions. The business is run by a husband and wife team assisted by part time cleaners. Accounts can be made available to bona fide interested parties following a viewing.





Holiday Cottages

The historic stone barns have been imaginatively converted into self-catering cottages, retaining many exposed beams, feature windows and interesting layouts. All are presented to a high standard and include granite worktops in the kitchens. The cottages have oil-fired central heating, except Manor Cottage and Mowhay Cottage, which have electric heating. The owners operate a rolling plan of maintenance, refurbishment and replacement to ensure standards are maintained. There is plenty of parking for holiday guests. For further images and floorplans please visit www.wringworthy.co.uk

In brief, the cottages comprise:

- Apple Cottage (Sleeps 6)
- Little Cottage (Sleeps 2 plus child)
- Weavers Cottage (Sleeps 7)
- Granary Cottage (Sleeps 6)
- Millers Cottage (Sleeps 8)
- Manor Cottage (Sleeps 2)
- Mowhay Cottage (Sleeps 4 plus child)
- Horse Shoe Cottage (Sleeps 4)

Party Barn

60' x 20' approx.

This converted barn is an excellent functional space suitable for a wide range of events. At one end there is a small Kitchen and a WC. At the opposite end is an adjoining Store Room with tumble drier for guests' use.

Games Barn

60' x 20' approx.

This heated timber building with vaulted ceiling is in a tucked away location with an area of lawn to the front. It is currently used to house a wide range of games and play equipment. There could be potential for other uses, subject to obtaining the relevant consents.

The Gardens

The holiday cottages are set within well maintained gardens with plenty of peaceful areas to sit and relax along with BBQ areas, children's play equipment and an undercover table tennis area.





The Land

Overall the property extends to approx. 7 acres. Beyond the cottages are two pasture fields which are currently used for grazing. They also enjoy far-reaching rural views across the valley. Additional agricultural land is available by separate negotiation.

Outbuildings

There is an open fronted pole barn (approx. 40' x 36') currently used for storage. A separate yard has a modest stone building currently used as donkey stables. There may be potential for further development of these buildings subject to obtaining the relevant consents.

Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of the furniture, contents, fixtures, fittings and equipment in the cottages will be included.

Local Authority

Cornwall Council www.cornwall.gov.uk

Outgoings

The holiday cottages have a rateable value of £22,750.

Services

Mains electricity, private drainage and private borehole water supply. Six of the holiday cottages have oil-fired central heating, the remaining two cottages have electric heating.

The Farmhouse

The current owners reside in the farmhouse nearby and this is optionally available to a purchaser, if required. It is a large detached five bedroom home. Further information is available from the agents.

Directions

Head southwest from the M5 at Exeter on the A38 towards Plymouth. Stay on the A38 bypassing Plymouth and go over the Tamar Bridge and under the Saltash Tunnel all signed to Liskeard. Pass through the villages of Landrake and Tideford to the Kernow Mill roundabout. Here turn right to Liskeard on the A38 past Castle Air Motors. Turn left on the B3251 and at the crossroads turn left onto the B3252. At the splayed 'T' junction turn right onto the A387. The property is on the right-hand side as the road widens out. The cottages share the drive with the farmhouse.

Viewing

Strictly by appointment through Stags Holiday Complexes department on 01392 680058.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.



