



Wilton Mill Farm Holiday Cottages

Pelynt, Cornwall

Carter Jonas

**Wilton Mill Farm
Holiday Cottages
Pelynt
Near Looe
Cornwall
PL13 2LA**

Established holiday cottage complex within walking distance of the village and only 3.5 miles from the South Cornwall coastline including the fishing villages of Looe, Polperro and Fowey, along with the sandy beaches of Talland and Lantivet.

The holiday cottage complex comprises of a three storey, 3-bedroom farmhouse and 3 holiday letting cottages, all overlooking the mill pond.

There is potential to develop a glamping business from the land, subject to gaining the necessary consents.

Set in 5.14 acres in a valley setting with stream.

For sale by private treaty as a whole.



Location
Wilton Mill Farm Holiday Cottages is located in a rural setting in its own valley, only 0.5 miles from the village of Pelynt, which is within walking distance, down the country lane. The village provides a primary school, church, butchers, village shop/post office and the Jubilee Inn public house, which is known for good food in the area.

The harbour town of Looe is 4.5 miles away, with a secondary school, supermarkets, dentist, shops, a fish market, moorings and a slipway for boating/sailing, which is very popular with tourists due to its picturesque nature and recent use in the filming of the BBC series Beyond Paradise. Further amenities can be found in Liskeard, 12 miles. Plymouth is the commercial centre of the area, 25 miles away, and is accessed from the A38 via the Tamar Bridge or the Tor Point Ferry. Plymouth City has a theatre, shopping centre, cinema, and national aquarium. Popular tourist attractions in the area include the fishing villages of Polperro, 4 miles, and Fowey, 8.5 miles via the Bodinnick Ferry, plus the sandy beaches of Talland and East Looe. The nearest beaches are Lantivet, Lansallos and Lantic Bay, a long stretch of unspoilt coastline owned by the National Trust and known locally as the Smugglers Coast. Attractions in the area include the Eden Project at St Austell, the Lost Gardens of Heligan, near Mevagissey, Lanhydrock House (National Trust) at Bodmin, Antony's House (National Trust) at Tor Point, and the Adrenalin Quarry near Liskeard. Mounting biking is available at Cardinham Woods near Bodmin. The North Cornwall coastline is accessible at the popular harbour town of Padstow and at the surfing beaches of Polzeath and Watergate Bay, plus the fishing village of Port Issac, made famous by the Doc Martin TV series.

The Business

Wilton Mill Farm Holiday Cottages has been in the same ownership since 2019. The current owners have built up an established and profitable business, providing high quality self-catering accommodation. The property is located near the coastline and the popular tourist destinations of Polperro, Fowey and Looe, which makes it the ideal location to explore the area. The road communications to the property are good from the M5 motorway, with the A38 dual carriageway giving access to Plymouth.

The business had a gross turnover of £53,000 in the 2023/24 season and has repeat business of approximately 25%. The cottages are open all year round.

There is potential to convert the traditional stone barn onsite known as The Piggery into an additional holiday letting cottage or a guest accommodation, subject to gaining the relevant planning consents.

The setting of the property with the mill pond and stream in its own valley setting lends itself for the development of a glamping business, subject to gaining the relevant planning consents.

The business is advertised via their website: www.wiltonmill.com along with Facebook, Airbnb and Instagram. In addition, they use Sykes, a letting agent, who also take bookings for the business.

Trading information can be provided to bona fide purchasers.



Wilton Mill Farmhouse

Three storey farmhouse, believed to be 18th Century that has been refurbished to a high standard with a range of features including open fireplaces, beamed ceilings and exposed stone walls.

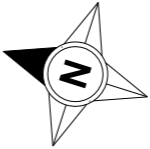
The accommodation on the ground floor comprises a study/family room used by the business with a shower room to the rear. Stairs lead up to the open plan sitting room with wood burner and kitchen/dining room which overlooks the mill pond and has a rear door leading out on to a patio. Stairs from the sitting room lead up to the second floor accommodation which comprises three bedrooms and a family bathroom.





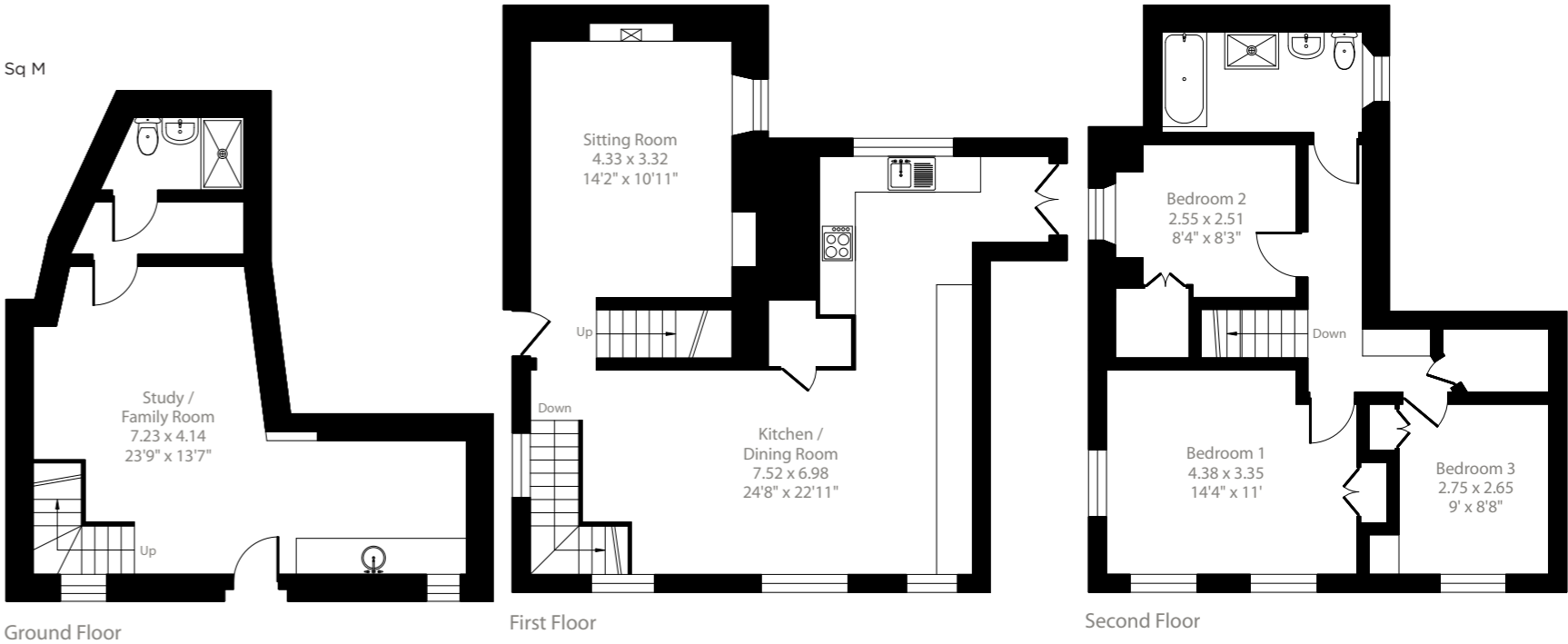
Floor plan

Farmhouse
Wilton Mill Farm
Pelynt
Near Looe
PL13 2LA



Approximate area:

Total:
1525 Sq Ft / 141.7 Sq M



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Cottages

All of the cottages have been refurbished in a contemporary style yet retain some character features and have smart TVs, wood burning stoves, white bathroom suites and shaker style kitchens. All are serviced by oil-fired central heating.

Wheel Cottage

A detached, two-storey cottage converted from the former mill building, providing accommodation on the ground floor of hall with steps leading down to a bedroom and steps leading up to the bathroom. A further staircase leads up to an open plan sitting/dining room and kitchen area which has a vaulted ceiling and woodburning stove. Outside is a private patio area overlooking the valley. (Sleeps 2).



Mill Cottage

Two-storey, character, Cornish cottage providing accommodation on the ground floor of an open plan sitting/dining room and kitchen plus a ground floor bathroom. At first floor, a landing and two bedrooms. Outside to front is a patio area overlooking the courtyard and valley. (Sleeps 4).

Barn Cottage

A stone built, two-storey, upside down character cottage providing accommodation on the ground floor of bedroom with beamed ceiling, bathroom and hallway. At first floor, an open plan sitting/dining room and kitchen area with vaulted ceiling, woodburning stove and views over the mill pond and valley. A door to rear leads outside to a patio area. (Sleeps 2).



Outside

The gardens are a major part of Wilton Mill Farm Holiday Cottages, and at the top of the site is a timber BBQ hut and area used by guests for alfresco dining, which enjoys views over the valley.

Next to Barn Cottage is a single storey barn which is used as a potting shed and small shop for the business, but could be converted into extra accommodation, subject to gaining the necessary planning consents. The barn would be ideal as guest accommodation with an en-suite bathroom and could be let in conjunction with Barn Cottage next door. Perfect for generations of family coming away together on holiday, or as an extra income let as a separate B&B suite. The Piggery is a two-storey stone-built traditional barn with potential for conversion into an additional holiday letting cottage, subject to necessary consents.



The mill pond to the front of the site makes an attractive setting for guests to enjoy with a stream running through the land. There are additional paddocks which could be used as animal enclosures or meadows.

At the far end of the land is an additional access onto the highway, a separate country lane where an entrance could be introduced for the development of a glamping business, subject to gaining the necessary planning consents. Next to the mill pond is a substantial sized vegetable patch with greenhouse, raised beds and a small orchard. In addition to the mill pond are two further nature ponds.



Method of Sale

The property is offered for sale as a whole by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion.

Services

The property is serviced by mains electricity, mains water and a private drainage system. The farmhouse has oil-fired central heating with the hot water being provided by the oil boiler.

EPC Ratings

The farmhouse has an EPC rating of F.

Council Tax

Band C.

Rateable Value

According to the Valuation Office, the premises has a rateable value of £3,750. Interested parties are advised to make their own enquiries.

Local Authority

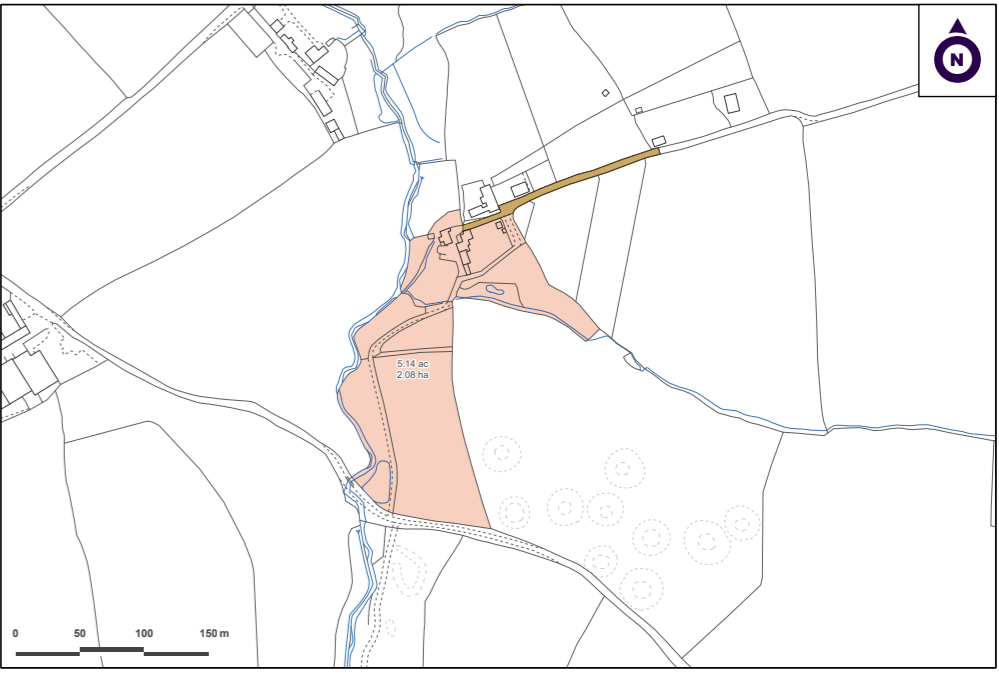
Cornwall Council
www.cornwall.gov.uk

Viewings

Strictly by appointment with agents
Carter Jonas.



/// famous.thrashed.odds





Leisure

01823 428 590 | leisure@carterjonas.co.uk

07968 216 596 | stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

18 Davies Street, Mayfair W1K 3DS

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE