



High Barns

| LOOE, CORNWALL

| **Carter Jonas**

HIGH BARNs
TALLAND BAY
LOOE
CORNWALL
PL13 2JA

Holiday letting business
located in a unique position
on the South West Coast Path
with panoramic sea views.

- Ideally located to explore the South East Cornwall coastline.
- 4-bedroom owners' accommodation (bedroom 1 with en-suite).
- Separate self-contained 1-bedroom annexe/holiday apartment.
- Ideal home with income.
- Profitable holiday letting business.
- Gross turnover year ending November 2020 of £331,220 with a net profit of £60,984.
- 46 privately owned holiday homes.
- On site indoor swimming pool/spa complex and gym.
- 5* holiday park.

Carter Jonas



THE BUSINESS

Talland Bay Ltd had a gross turnover year ending November 2020 of £331,220 with a net profit of £60,984 and currently have 3 staff running the business and use additional external cleaners to help with the changeovers and linen in the high season.

Owners asset includes a long leasehold interest in the 4-bedroom residential apartment (High Barns) and the adjoining 1-bedroom annexe/holiday letting apartment.

As with many holiday letting businesses, 'The Bay, Talland' is a managed park and provides holiday rental management services to the individual owners.

The 13 acre luxury holiday home site is rated 5* on TripAdvisor.

Contracts are renewed annually with the individual owners. The services include

managing the bookings, payments, provisions of changeover services including cleaning, linen and towels for the individual properties.

The business promotes the holiday letting properties via their own website: www.thebaytalland.com which provides advertising information along with booking services via an electronic booking system.

Talland Bay Ltd also use agencies which provide a small proportion of the letting income.

The main selling point of the holiday park is its location and the 5* quality accommodation that they offer including the indoor swimming pool/spa complex. The business has an established track record and has been operating since the park was developed back in 2011.

Further trading information can be provided to bona fide purchasers.



LOCATION

The Bay, Talland has a unique location along this quiet coastline of South East Cornwall between Looe and Polperro in a rural setting and adjoins the South West Coast Path. The property is located just above Talland Bay which is a sandy beach with cafes.

The nearest picturesque harbour fishing village is Polperro (4 miles) known in its own right as a tourist attraction and offers a range of shops, pubs, a church, primary school, heritage museum and beach.

Further amenities and facilities are located at Looe (2.5 miles) including a primary and secondary school, fish market, restaurants, mini marts, bakery's, public houses, hairdressers and beach. The harbour town offers moorings plus a jetty for launching and has a railway station.

Plymouth is the commercial centre of the area (30 miles) and is accessed via the A38 by the Tamar Bridge or the Torpoint Ferry. Plymouth city has a shopping centre, theatres, cinema, national aquarium and The Hoe made famous by Sir Francis Drake.

The National Trust Lantic Bay is a long stretch of unspoilt coastline 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 House (National Trust) at Torpoint and the Adrenalin Quarry near Liskeard. Mountain 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 Constantine Bay plus the former fishing village of Port Isaac, made famous by the Doc Martin TV series.

HIGH BARNS

First and second floor apartment situated above the reception/indoor swimming pool and spa complex that was originally built in 1996 and was totally refurbished when the site was developed to provide a 4-bedroom owners accommodation over two floors, accessed via an external staircase that leads to a balcony which is shared between the residential owner's apartment and the attached annexe/holiday letting apartment.

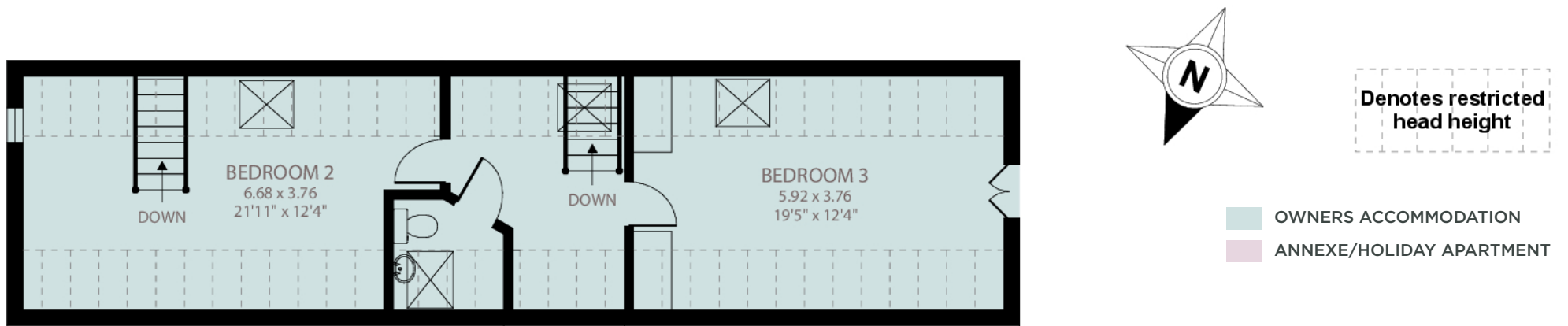
High Barns provides a hall with airing cupboard, understairs cupboard and cloakroom and gives access to all of the rooms including an open plan kitchen/dining room with a staircase that leads up to the second floor landing with a wash room and access to bedrooms 2 and 3. Sitting room, bedroom 1 with en-suite shower room, bedroom 4, washroom, family bathroom and a utility room.

From the hall there is a staircase that leads up into bedroom 2 on the second floor.

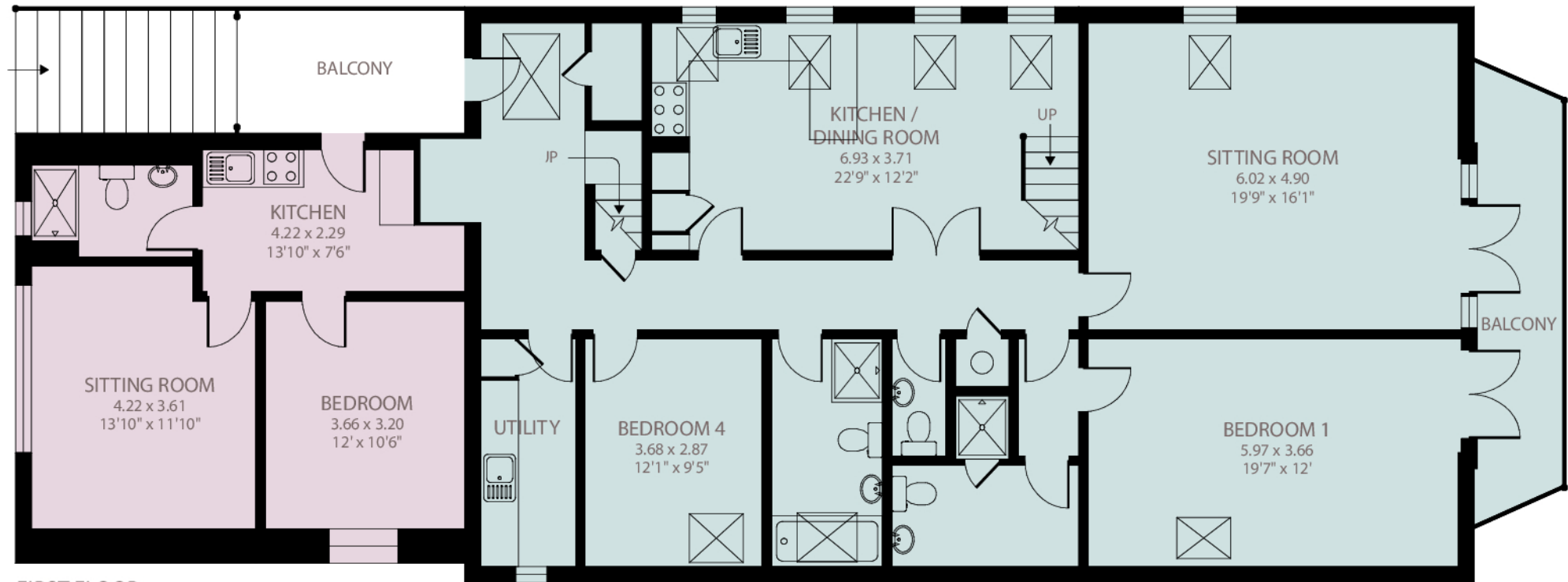
ANNEXE/APARTMENT

The self-contained 1-bedroom annexe/ holiday apartment could be occupied by a family member or used as holiday letting accommodation to provide extra income. The accommodation comprises a kitchen, sitting room, bedroom and separate shower room. Access is from the shared balcony area which leads into the kitchen.





SECOND FLOOR



FIRST FLOOR

FLOOR PLAN

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Approximate area: 1788 ft² (166.1 m²)
Limited use area: 327 ft² (30.3 m²)
Outbuildings: 449 ft² (41.7 m²)
Total area: 2564 ft² (238.2 m²)

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

LEISURE FACILITIES

The leisure complex is located on the ground floor below High Barns and the apartment and includes an indoor pool 12m x 6m, gym, changing rooms and sauna for up to 8 people.

Guest amenities include a reception area within the building with a range of tourist information, ceramic tiled floor, air conditioning and rattan seating with tables and sofas plus floor to ceiling glass windows looking into the pool room.

Gym with a range of exercise machines such as exercise bike, cross trainers, running machine and weights area.

METHOD OF SALE

The property is offered by private treaty, inclusive of trade inventory in relation to the business, excluding any personal items.

TENURE & POSSESSION

Talland Bay Limited is offered for sale which includes the long leasehold interest in High Barns and the apartment. The freehold interest in the above properties could be made available by separate negotiation.

High Barns and the apartment are held on a long leasehold basis on a 999-year lease commencing in 2008.

The lease gives the holder the use of the swimming pool and access to all of the communal areas on the site.

SERVICES

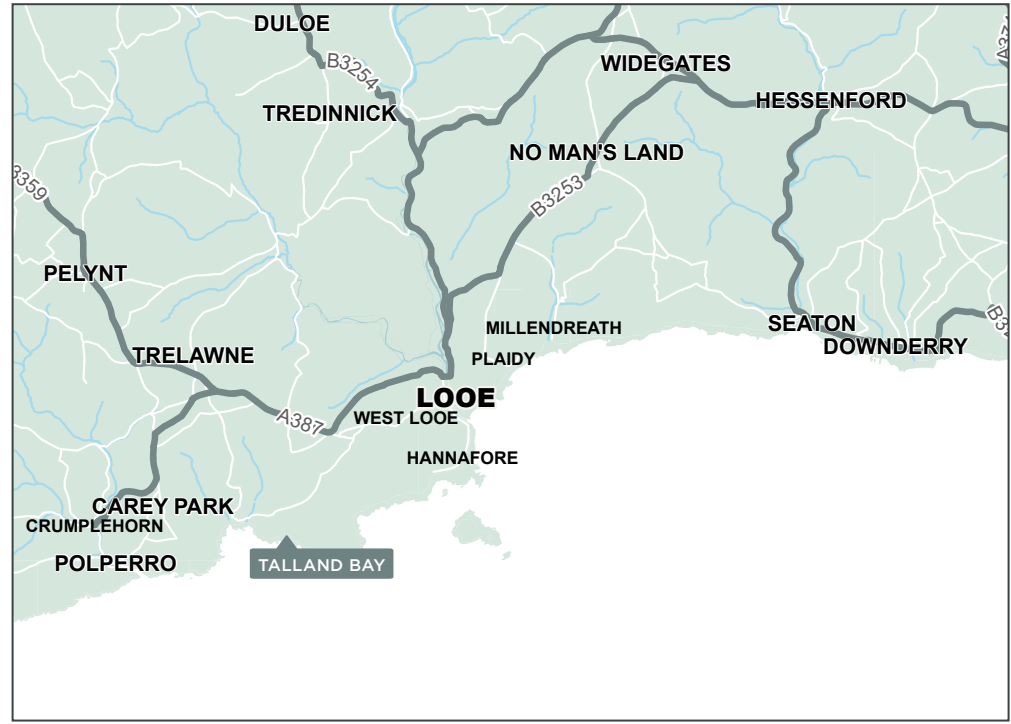
High Barns and the apartment are heated via LPG central heating and have mains electricity, private water and private drainage systems.

VIEWINGS

Strictly by appointment with agents Carter Jonas.



/// robes.guitars.speeded





LEISURE

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