CULLODEN FARMHOUSE B&B AND COTTAGES, VICTORIA ROAD, CAMELFORD, PL32 9XA

£750,000

Miller Commercial

Chartered Surveyors and Business Property Specialists

SUMMARY:

BEAUTIFUL PERIOD FARMHOUSE WITH UP TO 4 ROOMS (ONE EN-SUITE)

IDEALLY LOCATED FOR MOORS AND NORTH CORNISH COAST

FOUR SELF CONTAINED 1 BED LETTING UNITS

TERRACED GARDENS, PARKING AND WORKSHOP

POTENTIAL FOR FURTHER UNIT (VIA STUDIO CONVERSION)

IDEAL LIFESTYLE BUSINESS WITH SCOPE TO INCREASE TURNOVER

EPC's : 75/C, 75/C, 71/C and 111/E.

LOCATION:

Camelford is a small Town (c. 3000 population) with a number of period properties, independent shops and hostelries, churches and schooling.

Camelford sits on the River Camel and is widely regarded as a pleasant and busy town, with excellent access to Bodmin Moor and the North Cornish Coast.

PROPERTIES

Culloden Farmhouse is a detached three storey Grade II Listed former farmhouse with attached Stables and outbuildings, which now form the letting accommodation.

The farmhouse has many period features indicative of this period , notably multi pane windows, exposed ceiling beams, slate floors and working fireplaces, which has been sympathetically updated, decorated and furnished during our clients tenure to provide a very welcoming home and business.

There are 4 rooms in the main house (one en-suite) a variety of which can be used for B&B letting or owners accommodation

Attached to the Farmhouse is the Stables, which is an open plan Lounge / Sleeping area with en-suite and which can be accessed internally to the main house, so this could be used as an annexe / letting.

Across the courtyard is a two storey barn that has been converted into three 1 bedroom letting units (Elm, Oak and Beech), each with cooking/dining areas and sitting areas.

At the top of the site and with privacy is our clients Studio, with covered patio area and which subject to some work could be further converted into a letting unit.

Other buildings include our clients workshop and laundry room.

The property sits is c. 0.3 acre, has parking for 6 cars and several very pleasant cottage gardens with several seating areas.

A viewing is highly recommended to this well presented period property.

BUSINESS

Our clients acquired the property and business in 2007 and run the business typically on a seasonal basis, i.e. April through to end October. There are no staff employed and the turnover , by choice, is c. £30,000 to £40,000 pa, with scope to increase.

For further details see our clients website: www.cullodenfarmhouse.co.uk

CULLODEN FARMHOUSE

NB Floor Plans shown at reverse of this brochure and available as a document upon request.

Entrance porch into hallway with some wood panelling.

Dining Room, window to front, slate floor, open fireplace with tile surround. Table and chairs for guests.

Kitchen, a very attractive room with window to side, slate floor , ceramic hob and wooden worktop, electric cooker.

Laundry room, slate floor, 'velux' window to side, built in wooden cupboard. Connects to Stables.

Office, window to front and side, door to Dining Room.

From hallway, into Lounge, windows to front and rear, inset fireplace with multi fuel burner, built in cupboard.

At half landing, window to rear

First Floor

Double bedroom, windows to front and rear, built in wardrobe.

Double bedroom, window to front, built in wardrobe, ensuite shower.

Bathroom, roll top bath with mixer, tiled floor, sink unit, heated towel rail, separate shower cubicle.

Second Floor

Landing, with an area for seating / desk if required.

Twin bedroom, window to side, exposed ceiling beams.

Double bedroom, velux window to rear, exposed ceiling beams

LETTING ACCOMMODATION

STABLES

Attached to the Farmhouse and with own entrance, also interconnects with the Laundry Room.

Comprising an open plan Lounge, sleeping area with windows to side and rear, en-suite shower.

ELM

Patio area to front. Entrance porch with cupboard. Open plan Twin bedroom with two windows to front and side. Kitchen area with ceramic hob and electric cooker.

Shower room.

BEECH

Stairs to First Floor, into entrance lobby. Shower Room.

Open plan lounge, kitchen and dining area, two windows to the front. Ceramic sink and electric cooker.

Double bedroom, window to side, built in wardbrobe.

OAK

Open plan lounge, kitchen and dining area with two windows to the side. Ceramic sink and electric cooker.

Shower room with double sink.

POTTING SHED

SITE AREA AND TITLE

The overall site is c. 0.3 acres of gently rising ground, with parking by the workshop and at the upper part of the site for 6 vehicles.

Title Plan : CL132582. Advised no Rights of Way, Restrictive Covenants or Legal Easements.

Copy of Land Registry / Digital area available upon request.

METHOD OF SALE:
Sale of Freehold Assets as a Going Concern by way of Private Treaty.

SERVICES:
Prospective owners should make their own enquiries of the appropriate statutory undertakers: Western Power: 0845 601 2989 South West Water: 0800 169 1144 Transco: 0800 111 999

Advised by clients:
Mains Water
Mains Drainage
Three phase electricity supply
Oil Central Heating

LEASE TERMS:
None applicable

VAT:
We are advised that the business is not Registered for VAT.

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

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 (April 2026) value is £6,200. To find out how much business rates will be payable there is a business rates estimator service via the website.

STOCK
Not applicable

INVENTORY
All fixtures and fittings essential to run the business are included in the sale price and will be transferred via an Inventory on Completion (personal effects excluded).

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Ratings are:

Farmhouse 111/E
Beech 75/C
Oak 75/C
Elm 71/C

CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

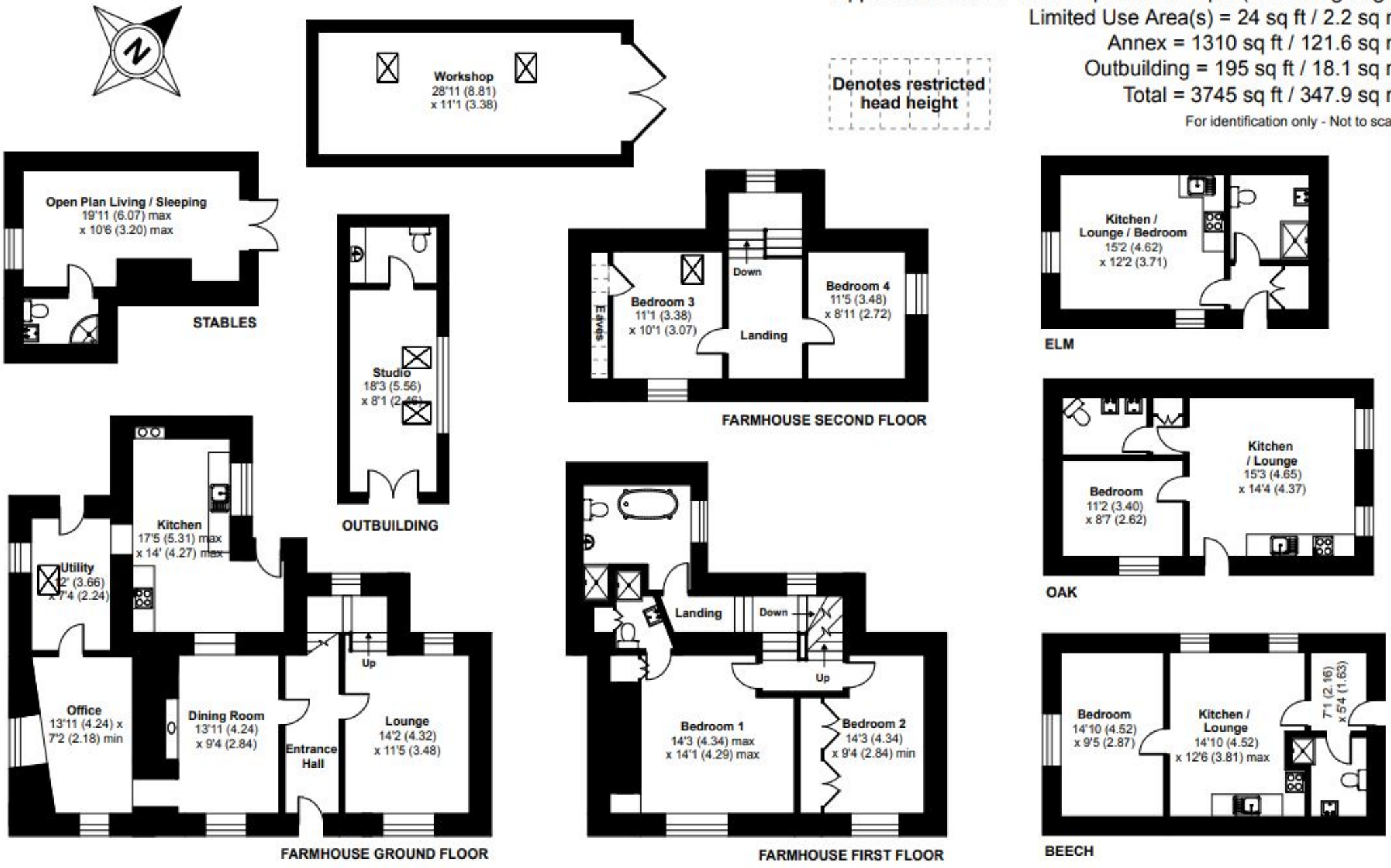
Graham Timmins on 01872 247019
Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

FINANCE
If you require any advice on the financing of this business please contact Graham Timmins, as above.

Culloden Farmhouse B&B And Cottages , 16 Victoria Road, Camelford, PL32 9XA

Approximate Area = 2216 sq ft / 205.8 sq m (includes garage)
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Annex = 1310 sq ft / 121.6 sq m
Outbuilding = 195 sq ft / 18.1 sq m
Total = 3745 sq ft / 347.9 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Miller Commercial LLP. REF: 904512

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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39