



**CRUGWALLINS HOLIDAY BARNs, CRUGWALLINS, BURNGULLOW, ST
AUSTELL, PL26 7TH**

£1,250,000 FREEHOLD (TO INCLUDE BUSINESS ASSETS AND GOODWILL)

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY

- HOLIDAY BARNs (4) / SHEPHERD HUTS (2)
- ESTABLISHED SINCE 2010
- SET IN C. 2.0 ACRES
- 4 BEDROOM FARMHOUSE AND 1 BEDROOM ANNEXE
- EXTANT PERMISSION FOR 2 ADDITIONAL UNITS
- TURNOVER & PROFIT ON REQUEST (9 MONTH TRADING)
- RETIREMENT SALE
- EPC's (5 from C and D)

LOCATION:

Crugwallins Holiday Barns are located in a quiet rural setting with no near neighbours and close to several significant visitor attractions, such as the Eden Project, Lost Gardens of Heligan and Charlestown Harbour.

St Austell is the nearest town with national and niche retailers while the City of Truro is close which has a wide range of retailers and hostellers as well as the Hall for Cornwall, for the theatre.

The location allows good access to the South Coast, and in particular Carlyn Bay, Fowey and Mevagissey.

DESCRIPTION:

It is understood Crugwallins (derived from The Hill on Wallins) has its origins in the 13th Century, but the house is believed to be built in the 17th Century, which has some character features and evidence of the construction visible today.

The property was extended in the 2010 to provide the annexe on the west elevation overlooking the garden.

The property provides a spacious 4 double bedroom home with several reception rooms, useful boot room / utility to the rear and an attached 1 bedroom annexe for relatives or letting.

In our opinion the property is presented in very good order and enjoys a high degree of privacy from the guests.

BUSINESS:

Our clients have owned Crugwallins (T/A Bed and Basket and Hut & Hound) since 2010, during which time they have renovated the original stone building to create Kensa and Nessa, subsequently bought a redundant adjacent barn and converted this into Peswora and Tressa and more latterly bought a part of a field to create the Shepherds Huts.

Our clients trade as two separate businesses (as noted above) with the offering being described as 'dog friendly', but not exclusively.

The business trades from the 1st March until the 30th November, (plus Christmas and New Year holidays) and is run as a partnership with one additional staff member.

The offering is self-catering, more details can be seen at our clients websites ; www.bedandbasket.co.uk and www.hutandhound.co.uk

In addition to these businesses our clients run a dog training facility on site which will not form part of the sale, but is referenced in the noted buildings.

Further accounting data to be made available to interested parties upon request.





FARMHOUSE

Entrance Porch leading in to:

Lounge: A sizeable and character room with ceiling beams, exposed stone hearth and surround and inset multi fuel burner. Open staircase leading to the first floor. Windows to the front.

Dining Room: Window to the front, space for table and chairs.

Kitchen: Window to side and rear, with French doors to the patio garden. Space for a breakfast bar. 4 Cooking oven Aga, 5 ring gas cooker with double oven, base and wall units, wooden worktops and ceiling beams. Built in dishwasher and fridge.

First Floor: Four Double bedrooms, one en-suite and three with built in wardrobes.

Family Bathroom, with separate shower, w.c. and hand basin, heated towel rail.

NB : All habitable rooms have a heating source (radiator / towel rail).

To the rear of the property , accessed externally or through the lounge is the office, a walk in shower / wet room and the utility / boot room.

The farmhouse has solar panels which are owned outright and are advised have a FIT of c. £1500 pa.

ANNEXE

Accessed externally, with an open plan lounge / kitchen / dining area, with rear bedroom and wet room, suitable for a dependent relative, extended family living or letting.

Direct access to the patio garden.

To the rear of the farmhouse is yard, with access to the oil tank, wooden shed with power and light.

The side garden has the gas bulk tank, potting shed , greenhouse and garden shed.

Patio area with a raised pond with pump.

To the side of the farmhouse are lawn areas, bounded by mature trees and shrubs and with far reaching country views.

LETTING BARNES

The original two letting units Kensa (the largest unit with 3 bedrooms) and Nessa (1 bedroom) are of 'Pentewan' stone under a natural rag slate roof.

They were completed in 2010 and are of reverse level design, with the open plan living, kitchen, dining area being on the first floor to take advantage of the country views.

The units have patio garden areas to the front.

In a separate building, completed in 2011 are Peswora and Tressa (both 1 bedroom units) of traditional stone under a slate roof, with a typical ground / mezzanine floor lounge, kitchen and dining area and bedroom on the first floor.

The units have private garden areas to the rear overlooking the open countryside.

NB : For all the letting units further description of the facilities, see clients website.

OUTSIDE

Adjacent to Peswora and Tressa are two stone shed buildings.

Parking near Farmhouse for owners, 5 spaces near Kensa and Nessa and 2 spaces near Peswora and Tressa. Dog exercise areas.

LETTING SHEPHERDS HUTS

Located at the highest elevation of the site, on the eastern boundary access in to Hut & Hound. This part of the site was completed in 2017.

Parking for 8 vehicles.

Site comprises two luxury Shepherds Huts (The Herdsmen and The Shepherdess), comprising open plan kitchen / living / dining area with underfloor heating and a wood burner, pull down bed and separate w.c./ shower.

Patio garden to the front.

In our opinion these units are in superb condition.

In addition to this site is a completed foundation slab (with services) for an additional shepherds hut and also on the fourth pad currently sited a timber frame building (currently used for dog training) measuring approx. 6m x 7m with services.

This building offers alternative use possibility (STPP).

Also a utility / shed building measuring approx. 5m x 6m.

THE SITE

Extending to c 2.0 acres overall (measured digital area for illustration purposes is 1.934 acres) on three title deeds.

The access lane brings guests to the shared entrance to the upper part of the land, in to Hut & Hound parking area.

The neighbouring land owner owns the concrete apron to allow access in to the fields via gates and has granted a right of way for our clients.

The lower part (Farmhouse and barns) is accessed via an electronic gate.



TENURE:

Freehold.

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

Title Numbers: CL240355 Farmhouse, Kensa and Nessa; CL283375 Tressa and Peswora and CL332273 Shepherds Huts.

Advised no public rights of way over the land, easements for a telegraph pole and restrictive covenants in favour of the former land owner restricting the barns for holiday use only.

Advised our clients have a right of way over the access lane from the B Road to the entrances of their properties (Hut and Hound entrance and Farmhouse and letting cottages entrance) with no contribution to maintenance or upkeep.

OPERATING LICENCE(S):

No Local Authority Site Licence or Alcohol Licence applicable.

NB; please advise, assume no Licence for the huts, but advise if you do and have one to supply.

METHOD OF SALE:

Transfer of going concern on an Asset Sale basis.

STOCK:

No stock applicable.

**VAT:**

We are advised the business is Registered for VAT on sales.

PLANNING PERMISSIONS:

Advised Planning Permission across the current site for all year holiday use, see below chronological Planning Permissions (3) for Kensa and Nessa; Tressa and Peswora; and the Shepherds Huts.

C2/10/00208: Extension of time for planning application 07/00771 for the proposed conversion of barn into two holiday units.

PA12/05211: Proposed conversion of derelict farm building to form holiday accommodation.

PA17/02015: Change of use of field to site shepherd huts for holiday use with associated development.

LEGAL COSTS:

Each party to bear their own costs in regard to this transaction, whether the matter completes or not.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the revised Rateable Values (from April 2026) are as follows; Bed & Basket Cottages £8,100 and Hut & Hound £1,875.

For qualifying buyers no Business Rates are applicable, interested parties to make their own enquiries in this regard.

SERVICES:

Advised by clients

- Drainage : 4 septic tanks
- Water : Mains supply
- Electricity : Single phase.
- Gas : Bulk tank
- Oil : Central heating for farmhouse and cottages

Interested parties to make own enquiries via statutory providers.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion. An inventory will be supplied prior to an exchange of contracts and form part of the Contract for sale.

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Crugwallins, at no initial cost, please contact Graham Timmins on details below.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the properties are:

- Farmhouse – C (71)

Letting Cottages

- Kensa – C (74)
- Nessa – C (75)
- Tressa – C (69)
- Peswora – D (58)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@millers-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk







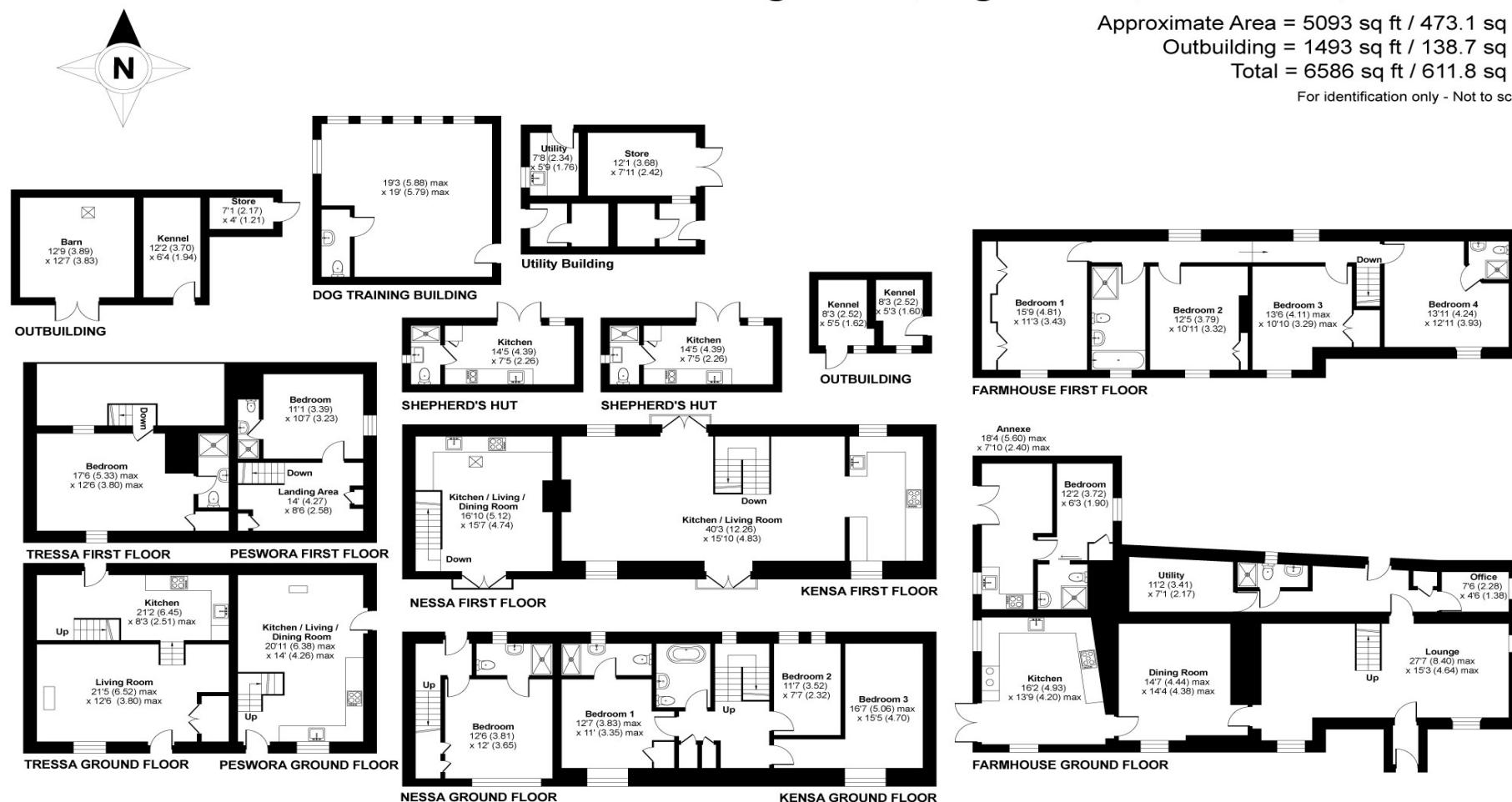
Crugwallins, High Street, St. Austell, PL26 7TH

Approximate Area = 5093 sq ft / 473.1 sq m

Outbuilding = 1493 sq ft / 138.7 sq m

Total = 6586 sq ft / 611.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Miller Commercial LLP. REF: 1416189



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MP 289.0

Total area
c. 1.934 acres

Crugwallins

Tank

0 50 m 100 m

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