



# TA MILL

ST CLEther, LAUNCESTON, PL15 8PS









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Launceston 10.5 miles, Plymouth 30 miles, Exeter 51 miles  
(all distances are approximate)

A tastefully renovated cluster of cottages on a traditional Cornish site, comprising a large family home plus 15 individual holiday lets, including a well-presented Grade II Listed Cornish farmhouse. The accommodation is set in 8.4 acres of land in an accessible, yet peaceful, secluded valley, surrounded by rolling Cornish countryside in an Area of Outstanding Natural Beauty.

Spacious 4 bedroom owners accommodation with private garden and large patio

8 superb holiday letting cottages

7 detached holiday lodges

Swim spa and hot tub

Set in around 8.4 acres of gardens, grounds

Lot 2 comprising 34.8 acres of farmland available by separate negotiation

Freehold





## LOCATION

Ta Mill is situated in North Cornwall, approximately 2 miles from the A395, with the A30 8 miles away, affording excellent accessibility both east and west. The nearest train station is Bodmin Parkway 21 miles away. Newquay International Airport, which offers services to the rest of the UK and some European destinations is 28.5 miles away.

Ta Mill is well located for visiting Cornwall and Devon with popular nearby towns including Boscastle, Bude, Port Isaac and Padstow. It is an excellent base from which to explore Cornwall's dramatic coastline and beautiful rural scenery and there are many attractions less than an hour away such as The Eden Project, Tintagel Castle, Bodmin Moor, National Trust gardens and a myriad of golf courses.

## TA MILL

Ta Mill currently operates as an exclusive use wedding venue for up to 140 guests, alongside offering elopements and smaller bespoke weddings.

Ta Mill is also an established self-catering holiday complex with well-appointed accommodation for up to 60 guests. The cottages are arranged around a central courtyard, with further accommodation provided in the detached lodges which are situated in the surrounding grounds.

## OWNER'S ACCOMMODATION

The owner's accommodation is provided to the west of the site and comprises a 4 bedroom family home which offers reverse level living, taking advantage of the views of the surroundings.

The modern open plan kitchen/ diner/ living room, complete with AGA, is situated on the first floor, affording stunning views through a floor to ceiling glass wall and providing access outside to the patio and private rear garden. Two of the bedrooms are situated on the ground floor (one with an en-suite shower room and the second with an en-suite wc and basin) with the master bedroom being on the first floor with a fourth bedroom and family bathroom. There is a lounge with a woodburner, office and outdoor veranda. Accessible externally on the ground floor is a linen store and reception for the holiday letting business.

## OWNERS ACCOMMODATION



## OWNERS ACCOMMODATION







## COTTAGES

Ta Mill has 8 letting cottages, which have benefited from significant investment over the current owner's occupation. Ta Mill's cottages are converted from the original Mill buildings, featuring a combination of stone, slate and exposed beams to deliver ambience and charm. The details of each cottage are set out as follows:

COTTAGE	BEDROOMS	OCCUPANCY
Ta Mill House	4 (all with en suite shower rooms)	Sleeps 9
Forge	3	Sleeps 7
Dairy	2	Sleeps 4
Millers, Hayloft, Olde Granary, Pump, Smithy	1	Sleeps 2

Cottages are fully equipped for self-catering breaks and offer modern amenities such as flat screen TVs. Some cottages offer guests wood burning stoves or Contura wood burners whilst others benefit from underfloor heating. Most cottages offer external courtyards or patio areas.

The Dairy is accessible for assisted wheelchair users.

Ta Mill house is also licensed for wedding ceremonies.





## LODGES

LODGE	QUANTITY	BEDROOMS	OCCUPANCY
Meadowview Lodges	4	2	Sleeps 4
Brookview Lodges	3	2	Sleeps 4

The lodges comprise kitchen, sitting room, family bathroom and bedrooms and occupy tranquil positions within Ta Mill's extensive grounds. One of the Brookview lodges is licensed for weddings, providing one of the site's locations for outdoor ceremonies.

### AMENITIES AND EXTERNAL AREAS

Externally there are formal mature gardens and grounds, including wildlife lake, 1/2 acre pitch 'n' putt plus an outdoor children's play area. Guests currently have use of the swim spa and hot tub by appointment.

There is a purpose built marquee lawn which has been hardened and levelled for the easy siting of marquees to allow larger weddings to take place, able to accommodate up to 140 guests with electric power source.

There is a games room, which can double as a function room, also licensed for wedding ceremonies.

A Wi-Fi network is available around the site and is accessible in most of the cottages as well as the courtyard and grounds.

There is ample storage room available with a courtyard store ideally situated for the holiday lets plus a further storage barn/ tool shed for larger items, grounds maintenance equipment and tools.







LOT 1: 3.433 ha (8.48 acres)



LOT 2: Available by separate negotiation is a further 34.8 acres of farmland plus lambing shed.

Lot 2 Area: 14.102 ha (34.85 acres)

Lot 1 Area: 3.433 ha (8.48 acres)

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## GENERAL INFORMATION

**Services:** Mains electricity. Private water and drainage. Oil fired central heating.

**Tenure:** Freehold

**Licences:** Civil ceremonies licence.

**Energy Ratings:** EPCs are available upon request.

**Trade:** The business is established and profitable and is currently owner operated. Detailed trading information is available upon request to interested applicants.

The business operates through a dedicated website which can be found at: <https://www.tamill.co.uk/>

**TUPE:** The purchaser will be required to comply with the relevant legislation in respect of present employees.

**VAT:** Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

### Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

### Local Authority

Cornwall County Council  
County Hall, Treyew Road, Truro, TR1 3AY  
Tel: 0300 1234141  
Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

### Rateable Value and Council Tax

£17,250 for the self-catering holiday units (15) and premises.

## CONTACT

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## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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