



Crasken Farm

HELSTON ■ CORNWALL

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An opportunity to acquire an established leisure venue in the heart of Cornwall, providing over 14,000 sq ft of accommodation over approximately 6 acres of tranquil and tree-lined grounds. With strong foundations already laid, Crasken Farm is an historic property, comprising various Grade II Listed houses, barns and outbuildings – suitable for conversion to a variety of uses (subject to planning). Crasken Farm has become a renowned destination for weddings and events, boasting 2 bars, dance/conference/ events hall and commercial kitchen, with a plethora of accommodation within the various properties, static homes, teepees and glamping pods.

Charming, tranquil and historic ‘small estate’ dating from, we understand, the Neolithic times

Established and renowned wedding, function and events venue

Totalling over 14,000 sq ft of accommodation

Camping and static homes

Approximately 6 acres of tree-lined grounds

Strategic location just off the A394 on the immediate outskirts of Helston, providing good access to Falmouth, The Lizard Peninsula, Penzance and the wider county

Freehold



Location

MACRO LOCATION

The lively town of Helston is situated at the northern end of The Lizard Peninsula, just 9 miles south west of the popular town of Falmouth, and 14 miles from Penzance. The location provides good access to the many stunning coastal areas across south and west Cornwall.

Remaining mostly untouched, The Lizard’s display of long seafaring heritage is a big attraction for both tourists and locals. This area has endless offerings when it comes to beaches and hidden coves – Kynance Cove undoubtedly being the most popular, with other spots away from the crowds. Villages along The Lizard such as Mullion, Coverack and Gweek, provide fresh seafood restaurants, water sports, and tranquil environments, with utterly stunning views. Standing right at the tip of The Lizard, you will be at the most southerly point of the UK mainland. This part of Cornwall is an unspoilt gem.

Helston is in close proximity to many scenic places such as Porthleven, Poldhu Cove and Mullion Cove. With the addition of a boating lake and park, it boasts natural scenic beauty. The National Trust’s Penrose Estate, home to Cornwall’s largest natural lake, with wooded country walks and stretches of coastline, make for a perfect day out. Helston is also home of the annual Furry Dance (known as the Flora Dance) which is said to originate from the medieval period. With plenty of historical attractions and architecture, provided by old public houses and thick set miner’s cottages, there is a traditional feel to this town.

MICRO LOCATION

Crasken Farm is strategically located just off the A394 (the main A road running from the Falmouth direction towards Penzance) on the immediate outskirts of Helston. Though accessed off a key road, the long drive leading to Crasken Farm itself ensure complete tranquillity and privacy, but with the benefit of excellent and easy access.

The Opportunity

The owners opened as ‘Crasken Eco Centre’ in 2008 and have worked very hard over the past 15 years to gradually grow the reputation of Crasken Farm as a first rate ‘rustic venue’ for wedding receptions (as seen on TV’s ‘Four Weddings’), private functions and events. Over 100 wedding receptions have taken place at Crasken, and it has catered for wedding parties, Airbnb guests, as well as other visitors.

This stunning ‘small estate’, set in tranquil grounds of approximately 6 acres, dates, we understand, back to the Neolithic times. Our clients have spent considerable time, money and effort on renovating Crasken Farm and creating an income producing community within its walls.

Today, it comprises over 14,000 sq ft of accommodation, spread across The Main Farmhouse, Baliff’s Cottage, The Annexe, The Gatehouse, The Long Barn, The Granary, The Tin Hat and The Tree House.

Properties

THE LONG BARN

At the core of Crasken Farm is this converted stone outbuilding, arranged over ground and first floors and comprising: well stocked commercial kitchen with cooking equipment, and three sizeable office spaces on the ground floor. On the first floor is a rustic bar with plenty of space surrounding, as well as a large separate dance hall/event space – used for wedding receptions and parties. The first floor can be accessed from the central courtyard via steps, meaning preparation works in the kitchen can be conducted without needing to interfere with the guests upstairs. Deliveries are also taken from the back lane. The steps up to the first floor are situated next to The Deck.

The event space is capable of catering for up to 150 people.

The Long Barn benefits from a Premises License.

THE GRANARY

Located between The Long Barn and Main Farmhouse, The Granary provides extra events space (for dining, receptions, parties etc) with the addition of toilets.

THE MAIN FARMHOUSE

Constructed in, we understand, the late 1700's, The main farmhouse is a large dwelling, offering 6 bedroom accommodation. Currently, the property has LPG gas central heating and would benefit from a programme of renovation, or conversion to another use class, subject to necessary consents. Previously, it was used as a care home but would make an exceptional family home or income producing asset - depending on purchaser requirements.

BALIFF'S COTTAGE

The Baliff's Cottage is a charming 3 bedroom house with private garden. Most recently, this property has been let through Airbnb, as well as occupied by wedding guests and other visitors.

THE ANNEXE

1 bedroom studio flat.



REAR COURTYARD

A wonderful area for people to gather around during the day or night, benefiting from a fire with large log seats and backing onto a large gunnera plant. It is accessed via The Mowhay which links the front and rear courtyards, The Granary, the bar or from the campsite.

THE TIN HAT

A shower block with 6 public toilets (3 female, 3 male), 2 separate sinks with mixer taps.

TREE HOUSE

A very quirky and characterful 3 bedroom dwelling, arranged over ground and first floors, located to the east of the rear courtyard. The property, part clad and part tiled on the exterior, designed and constructed in the 'Jacobean' style, boasts incredible features - all in keeping with the remainder of Crasken Farm. Australian Red Gum timbers found inside the property were recycled from Falmouth Docks, seasoned by 70 years of salt water.

THE DECK

A popular decked outdoor area with covering and tables. In addition, there is a purpose-built bar with coffee machine and hog roaster, capable of serving a large number of guests. There is also an outdoor stage where many live bands have played in recent years. An excellent feature of Crasken Farm, totally in keeping with its surroundings.

THE PADDOCK

A lovely, tranquil campsite bordered by trees. More recently, our clients have added teepees and glamping pods for a more 'premium' camping experience.

CRASKEN ROUND

A large circular raised tree-lined area, totalling over 0.5 acre, providing space for static caravans and/or additional camping. There is a 150' bore hole providing water. Crasken Round has served as a campsite for many years, most recently housing 'off grid' dwellers in static caravans.

Restrictive planning permission has been granted for Crasken Round (PA 13/11064). Due to Crasken Round being an historic site, permanent properties upon solid foundations are not permitted, however other means of accommodation is i.e. tents, shepherds huts, teepees etc. A truly wonderful setting.

The Business

In 2008 our clients began trading as 'Crasken Eco Centre' and have worked exceptionally hard over the past 15 years to grow its reputation. Since then, it has become a thriving leisure venue.

INVENTORY AND STOCK

Crasken Farm will be sold with the benefit of the fixtures and fittings.

THE TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT) REGULATIONS 2006

No staff will transfer with the sale of Crasken Farm. The business is entirely owner operated by our clients, with no third-party management company.

General Information

SERVICES

We understand the property is serviced by mains water, electricity, drainage and gas.

BUSINESS RATES

The Rateable Values are £6,000 for The Barn, £1,900 for the caravan site; therefore, the business benefits from Small Business Rates Relief, meaning no business rates are payable.

EPCS

Crasken Cottage – G Rating
Crasken Farm – G Rating
The Granary – G Rating

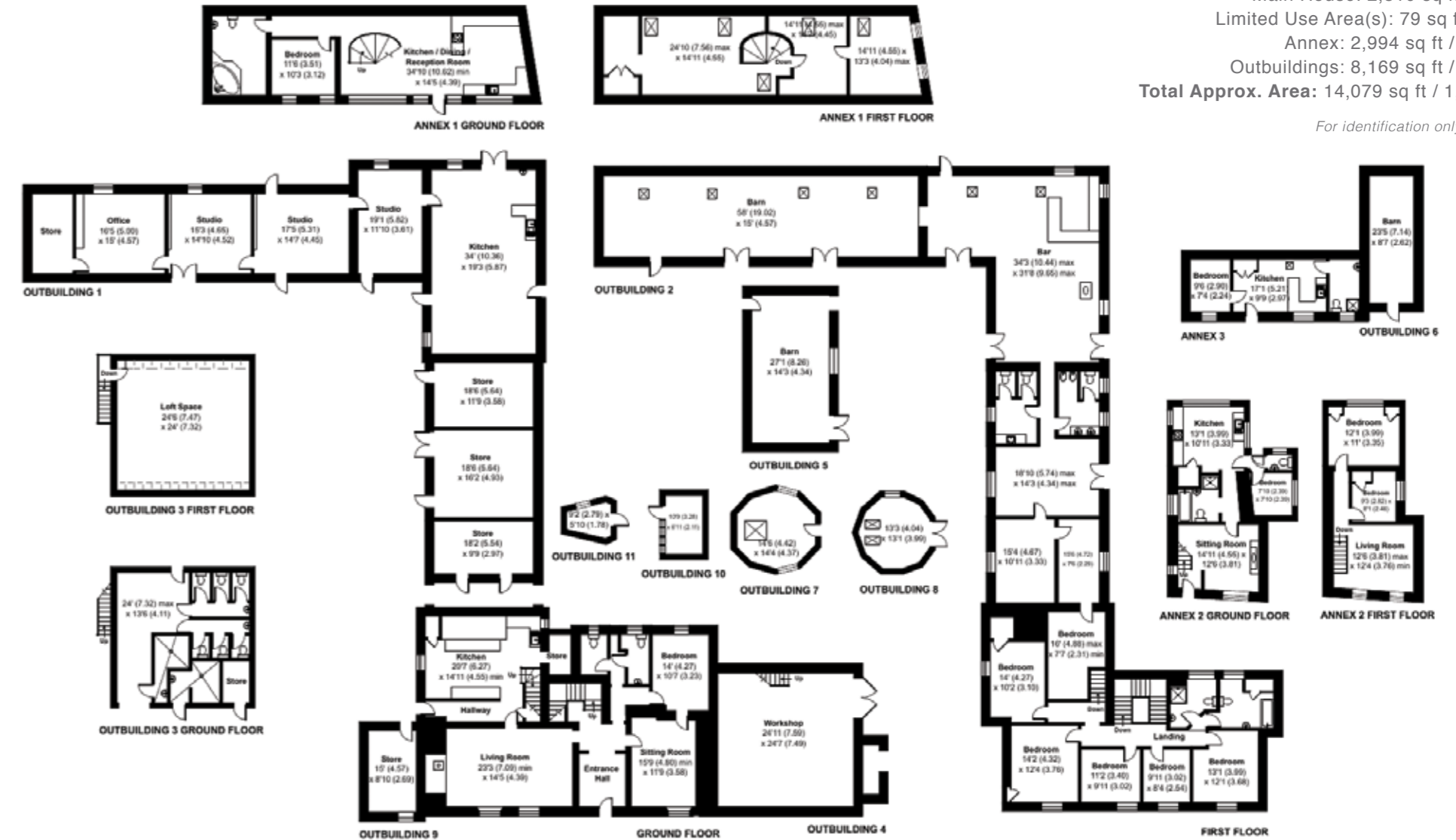
VIEWINGS AND ENQUIRIES

All enquiries and viewing requests are to be made directly through Laskowski & Co - the vendors' Sole Agent, on 01326 318813 and/or info@laskowskiandcompany.co.uk.

DIRECTIONAL NOTE

If travelling from the Falmouth direction: continue along the A394 through Trewennack towards Helston. Approaching the roundabout, passing the 'Helston' sign, take the first turning and after c. 500', take the turning left into Crasken Farm. Continue up the drive and you will come to a large car park for Crasken Farm.

If travelling from the Penzance direction: continue along the A394 passing Lidl on the right-hand side. Continue straight over the double roundabout and continue up Whitehill Terrace. After passing the Spar, take the second exit at the mini roundabout onto Meneage Street. Continue along this road and take the first exit at the roundabout, and then the first on the next and, immediately thereafter passing Sainsbury's on the right-hand side, continue driving along the A394 and take the second exit at the next roundabout passing Helston Rugby Club on the left-hand side. Then, take the second exit at the next roundabout passing Premier Inn on the right-hand side. After approximately 0.5 miles, the entrance to Crasken Farm is on the right-hand side shortly before the next roundabout. Continue up the drive and you will come to a large car park for Crasken Farm.



Crasken Farm
Approx. Gross Internal Area
Main House: 2,810 sq ft / 261 sq m
Limited Use Area(s): 79 sq ft / 7.3 sq m
Annex: 2,994 sq ft / 278.1 sq m
Outbuildings: 8,169 sq ft / 761.4 sq m
Total Approx. Area: 14,079 sq ft / 1,307.9 sq m

For identification only. Not to scale.

