

Hellesveor Holidays

Hellesveor Farm, Hellesveor, St Ives, Cornwall, TR26 3AD

Guide Price: £2,500,000 | Christie Reference: 4290105

[christie.com](https://www.christie.com)



Christie & Co are delighted to bring to market Hellesveor Holidays, a well-established holiday accommodation business occupying an enviable coastal location close to St Ives Bay in Cornwall.

Situated on the outskirts of the renowned seaside town of St Ives, Hellesveor Holidays enjoys a unique setting combining picturesque countryside with far-reaching coastal views. The property provides guests with a peaceful retreat while remaining within easy reach of Cornwall's award-winning beaches, coastal walks and popular visitor attractions.

The business comprises a collection of high-quality holiday accommodation, catering to couples, families and groups seeking a memorable Cornish getaway. Attractive outdoor spaces and stunning sea views further enhance the guest experience, creating a sought-after destination for visitors to the region.

Carefully developed and maintained by its owners, Hellesveor Holidays has built a strong reputation for quality accommodation, excellent hospitality and consistently high guest satisfaction. The business benefits from a loyal customer base, repeat visitation and excellent reviews, reflecting both the quality of the offering and the appeal of its exceptional coastal setting.



Key Investment Highlights



Circa 2.3 acre freehold site



A stunning coastal holiday lifestyle business



Refurbished farmhouse and 3 cottages



A thriving campsite business



A short drive from St Ives centre and local beaches



Planning permission for a further 2 holiday cottages / apartments.

Location

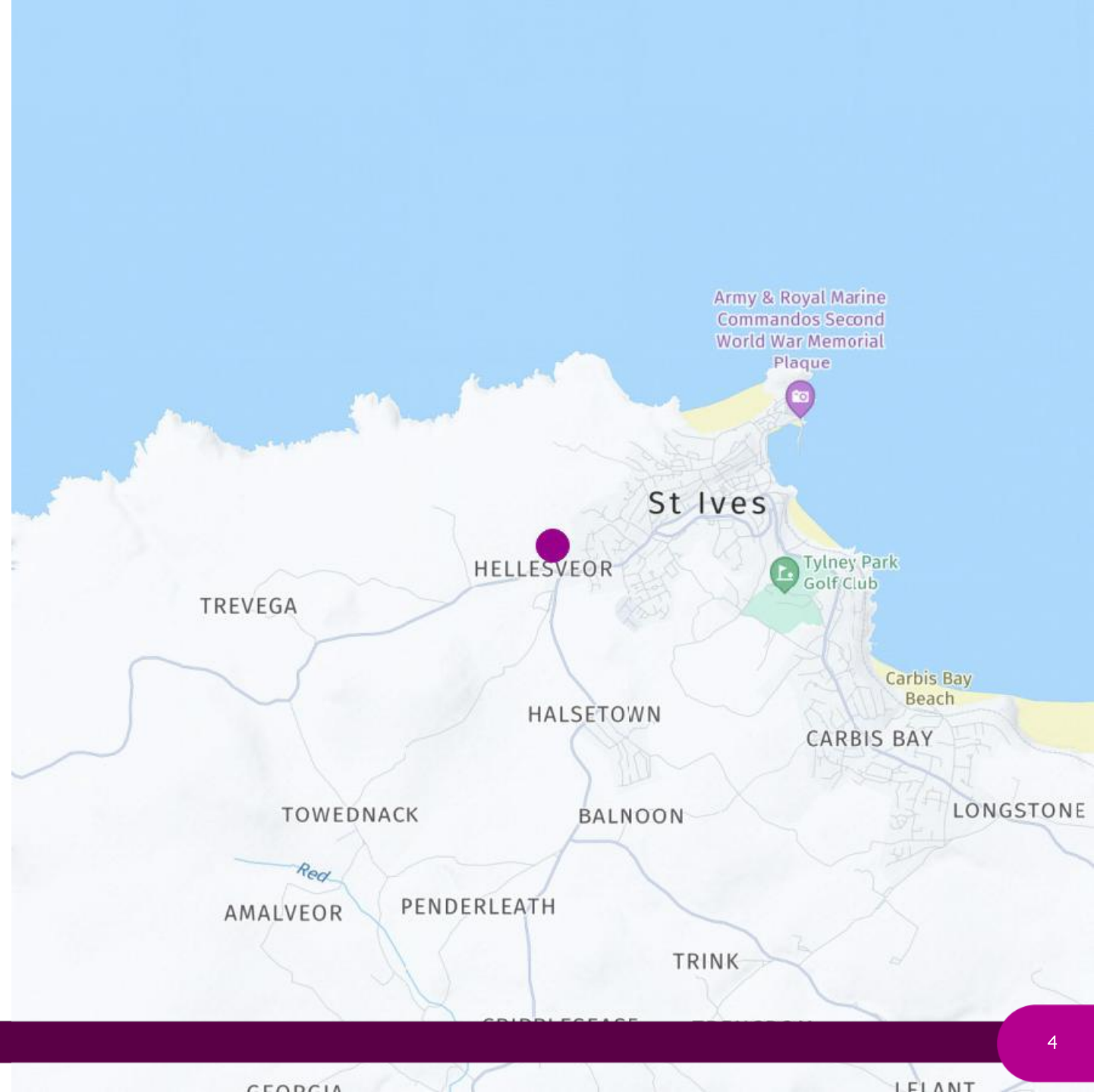


Hellesveor, St Ives, Cornwall

Hellesveor Holidays occupies a highly accessible and desirable position on the northern edge of St Ives, one of Cornwall's premier coastal destinations. Located approximately one mile from St Ives town centre, the resort benefits from a peaceful countryside setting while remaining within easy reach of the town's beaches, harbour, retail offering, restaurants and cultural attractions.

The property sits within the West Penwith Area of Outstanding Natural Beauty, providing direct access to the Cornish countryside and the South West Coast Path. Nearby beaches include Porthmeor Beach, Porthminster Beach, Carbis Bay Beach and the expansive sandy coastline of St Ives Bay, all of which are popular with holidaymakers throughout the year.

The resort benefits from excellent transport connectivity. The A30, Cornwall's principal arterial route, is easily accessible and provides direct links to Exeter, the M5 motorway and the wider South West region. St Erth railway station, located approximately 4 miles away, offers regular mainline services to London Paddington and connects with the scenic St Ives Bay branch line serving St Ives station. Cornwall Airport Newquay is approximately 40 miles away, providing domestic and international connections.





The Opportunity

Hellesveor Holidays is a well-established tourism business in one of Cornwall's most sought-after holiday destinations, offering a diverse accommodation mix that includes camping and touring pitches, self-catering cottages, glamping accommodation and holiday lets in St Ives. The business benefits from a strong reputation, repeat customer base and an attractive location that combines a peaceful countryside setting with proximity to the beaches, harbour and amenities of St Ives.

The existing site presents opportunities for future growth, subject to the necessary planning consents, through the expansion of holiday accommodation provision or the introduction of complementary tourism and leisure facilities. Potential exists to further enhance the guest experience through additional accommodation units, upgraded amenities, or the development of lifestyle and outdoor recreational offerings that capitalise on the property's unique position within the West Penwith Area of Outstanding Natural Beauty.

[Click here to view the company website](#)

Site Information

Extending to approximately 2.3 acres, the property offers an attractive and well-established holiday accommodation and touring park set-up. The site currently comprises a collection of charming letting cottages, each benefiting from private garden areas, together with extensive open grounds beyond.

The touring and caravan area provides 30 hardstanding pitches for caravans and motorhomes, all equipped with electric hook-ups. A number of pitches also benefit from individual water connections, with the remainder served by a convenient communal water supply.

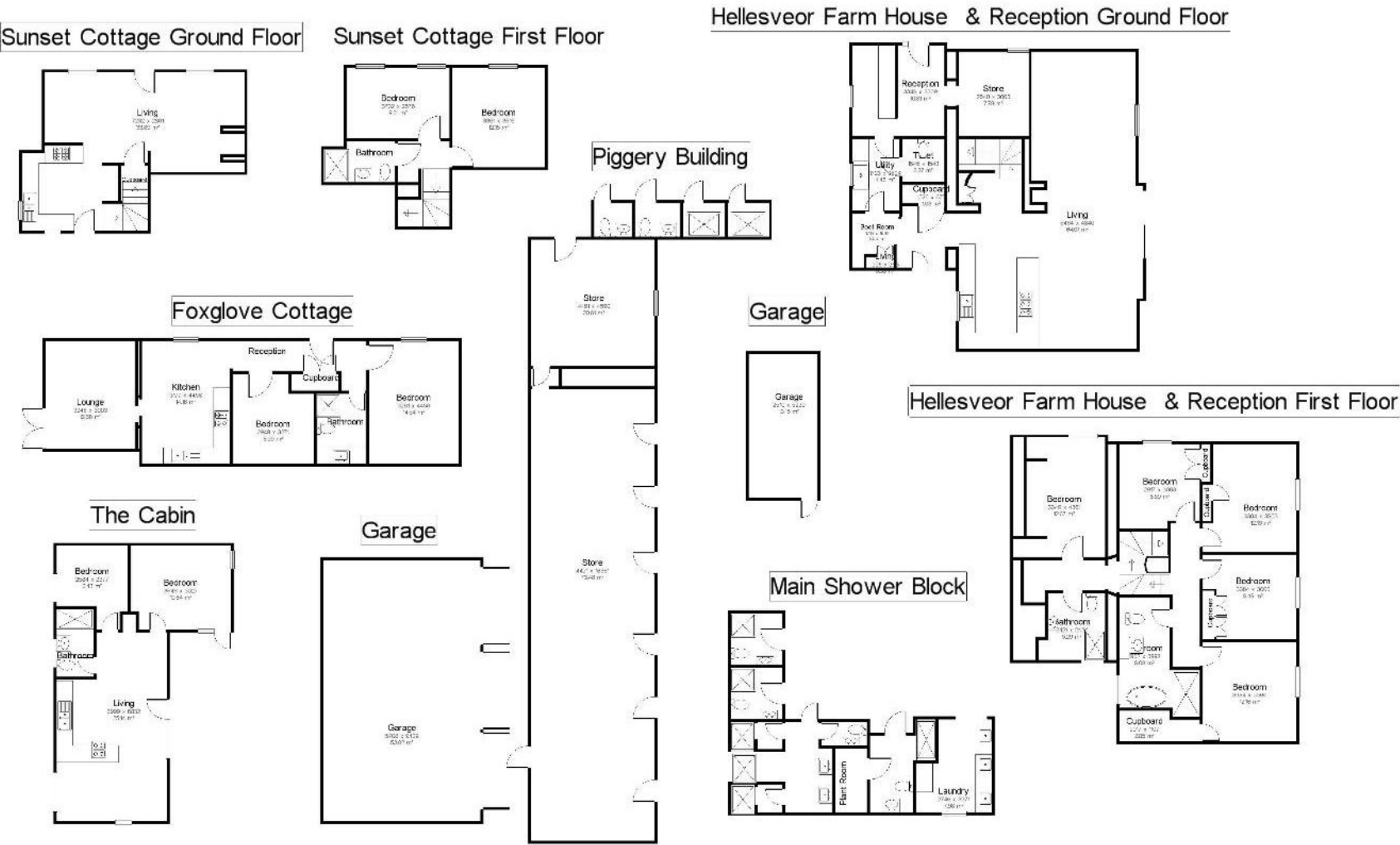
Supporting the site are two shower and WC facilities blocks, both having been extended and upgraded to a high standard. The larger amenities block incorporates dedicated washing and laundry facilities, including a washing machine and tumble dryer, together with a waste disposal area located to the rear.



The Farmhouse & Reception



Floor Plans





The Accommodation

The Farmhouse

Ground Floor Entrance hall, kitchen/dining room, sitting room, study, utility room, store/boot room, wet room/shower.

First Floor 5 bedrooms, 2 bathrooms.

Foxglove Cottage

Entrance hall, kitchen/dining room, sitting room, 2 bedrooms, shower room.

Sunset Cottage

Kitchen, sitting/dining room, 2 bedrooms, shower room.

The Cabin

Large open-plan sitting room/dining room/kitchen, 2 bedrooms, shower room.

Shepherd's Hut

Bedroom/sitting area/kitchenette with bifold doors to decked sun terrace.

Touring & Caravan Area

30 hardstanding pitches for caravans and motorhomes.

Foxglove & Sunset Cottage



The Cabin & Shepherd's Hut



Other Buildings

In addition to the holiday accommodation is a generous, attractive single storey stone outbuilding currently used for storage known as 'The Piggery', a triple detached garage and 2 shower and WC facility blocks supporting the touring and caravan business.

The Piggery also has the following conditional planning permission. Further information is available on the Cornwall Council's planning portal.

Planning Application no	Proposal Details	Decision	Local Planning Authority
PA23/08554	To renovate and convert a piggery barn currently used for storage into two holiday cottages/apartments.	Approved with conditions	Cornwall Council



Trading Information

Full financial details can be disclosed to interested parties.

Business Rates

Hellesveor Farm (Caravan Park & Premises) has a Rateable Value of £44,500

The Storage Barn has a Rateable Value of £3,550

Turnstones (Self catering holiday unit & premises) has a Rateable Value of £3,500

Source: (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

Energy Performance Certificate

Hellesveor Farmhouse: 62 (D)

Foxglove Cottage: 55(D)

Sunset Cottage: 6(G)

The Cabin: 75(C)

The Roundhouse: 56(D)

Agents notes

For interested parties the Farmhouse, Piggery and Campsite are available separately at a guide price of £1.400,000.



Contact

Approaches should not be made to the property or any of the staff or management of the business under any circumstances.

All enquiries relating to this exceptional opportunity should be directed to Christie & Co:



James Matson
Associate Director – Retail & Leisure
M: +44 (0) 7840 020 041
E: james.matson@christie.com



Nicola Sloss
Sales Support – Retail & Leisure
M: +44 (0) 7717 448 209
E: nicola.sloss@christie.com

CONDITIONS OF Christie & Co

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the properties; (c) Christie & Co has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright Reserved Christie & Co (2025).

CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

