



Spring Park







Spring Park Rezare

Launceston, Cornwall, PL15 9NX

Spring Park is an established and successful vintage holiday park in the Tamar Valley consisting of a substantial four bedroom farm house, 8 unique letting units along with a two bedroom bungalow set in 3.18 acres.

- 4 Bedroom Farmhouse
- 2 Bedroom Detached Bungalow
- 3.18 Acres
- Freehold
- 8 Unique Letting Units
- Successful Business
- Easy Access To The A30



Guide Price £1,450,000

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Introduction

Spring Park is an established and successful vintage holiday park in the Tamar Valley consisting of a substantial four bedroom farm house, 9 unique letting units set in 3.18 acres.

Situation

Spring Park occupies a peaceful and attractive rural setting in the hamlet of Rezare within the Cornish countryside, offering a high degree of privacy while still being conveniently accessible. The property lies close to the historic market town of Launceston, which provides a range of everyday amenities, independent shops, and services, as well as access to the A30 trunk road linking the area to Exeter and the wider motorway network. The surrounding region is renowned for its natural beauty, with rolling farmland and easy access to both the North and South Cornish coasts, making it a popular destination for holidaymakers. This combination of tranquillity, accessibility, and strong tourist appeal underpins the site's success as an established leisure and holiday let business.

Farmhouse

Spring Park Farmhouse is a detached four-bedroom property ideally forming the owners accommodation for Spring Park. The accommodation is arranged over two floors and includes two king-size bedrooms, two double bedrooms, two en suite shower rooms, a family shower room and a ground floor cloakroom.

The main living space is open-plan, incorporating a kitchen, dining area and sitting room, providing a practical layout suited to modern family living. Externally, the property benefits from off-road parking, gardens with lawn and patio areas, and a wood-fired hot tub, all set within a rural countryside setting with views over the surrounding landscape.

Hercules

Hercules is a unique and characterful cedar living van set on an original 1930s showman's trailer, offering stylish accommodation for two. Rich in vintage charm, it features a double bed, spacious shower room, and a beautifully restored English Rose kitchen, alongside 1940s cinema seating and bespoke dining space. Set within its own private woodland area, it also benefits from a fire pit, creating a peaceful and memorable retreat.

Ragnarr

Ragnarr is a beautifully crafted and cleverly designed wagon offering flexible accommodation for two adults and one child, featuring a king-size bed and a separate child's room. The interior maximises space with a fold-away bed, well-equipped kitchen, and a central wood-burner creating a warm and inviting atmosphere. Set within its own secluded area, the unit benefits from a private deck with BBQ, hot tub, and a unique cinema shed, all surrounded by peaceful gardens within an Area of Outstanding Natural Beauty providing a perfect balance of relaxation and adventure.

The Duchess

The Duchess is a beautifully refurbished showman's wagon combining original character with modern comforts, offering accommodation for two in a king-size bed. Inside, vintage features blend seamlessly with thoughtful touches, including a wood-burning stove, cosy seating, and a compact yet well-equipped kitchen. Set within its own private garden, the unit also benefits from a separate, quirky bathroom house with bath and shower, alongside a wood-fired hot tub—perfect for relaxing under the stars in this peaceful and secluded setting.

Duke

Duke is a beautifully restored and colourful 1940s showman's wagon, set within its own secluded wildflower meadow and offering charming accommodation for two. Full of vintage character, the wagon features a cosy bedroom, well-equipped kitchen, and inviting living space with original features and a woodburner. Just a few steps away, a bespoke cabin provides a large, modern bathroom, while outside a fire pit and wood-fired hot tub create the perfect setting to relax and enjoy the surrounding countryside.





The Old Potting Shed

The Old Potting Shed is a charming and character-filled accommodation, sleeping up to four guests across two en-suite bedrooms. Full of unique features, it offers a spacious living area with a striking woodburner, alongside a distinctive kitchen created from a converted water tower and large picture windows overlooking the gardens. Outside, guests can enjoy a generous private garden with a covered dining area, perfect for relaxed evenings and al fresco dining under the stars.

Maiden & Wisteria Cottage

This charming and characterful unit offers accommodation for up to four guests, with a double bed in the main wagon and additional sleeping for two within a separate cabin. Rich in vintage appeal, the wagon features original furnishings including a cast iron bedstead and dressing table, creating a nostalgic and atmospheric stay. Just across the yard, Wisteria Cottage provides a spacious and modern complement, with a fully equipped kitchen, light-filled bathroom, and cosy living area with a wood burner, all set within a delightful setting enhanced by seasonal wisteria in bloom.

Pip & Pips Cabin

Pip is a charming 1930s steam roller living van set within its own private garden, offering cosy accommodation for two with a double bed. Rich in vintage character, the wagon features original details and antique furnishings, while a separate timber cabin provides a comfortable lounge, fully equipped kitchen, and private bathroom. Outside, a wood-fired hot tub and fire pit create a peaceful and inviting setting to relax and unwind.

St Agnes

St Agnes is a unique and beautifully styled tin tabernacle set within its own private wildflower meadow, offering complete seclusion and accommodation for two in a king-size bed. Scandinavian-inspired in design, the open-plan interior features a well-equipped kitchen, large bathroom, and a cosy wood-burning stove, complemented by an array of vintage ecclesiastical touches. Outside, a slate patio and wood-fired hot tub provide the perfect setting for relaxing evenings under the stars.

Woodcutters (detached bungalow)

The property provides well-presented and practical accommodation, consisting of two bedrooms and two bathrooms combining character features with modern finishes, and benefits from private outside space and dedicated parking.

Services

TBC

Directions

What Three Words - ///often.afflicted.crockery

Exit the A30 at Launceston (A388 junction), Signposted Launceston / Holsworthy / A388. At the roundabout, take the A388 toward Holsworthy. Continue on the A388 for about 4–5 miles. You'll pass through/near the Pennygillam area. Stay on the A388 the whole way. After ~4 miles, look for a LEFT turn toward Rezare. This is a small rural turning, follow this lane into Rezare village and continue for about 0.8–1 mile through the lanes and you'll reach Spring Park



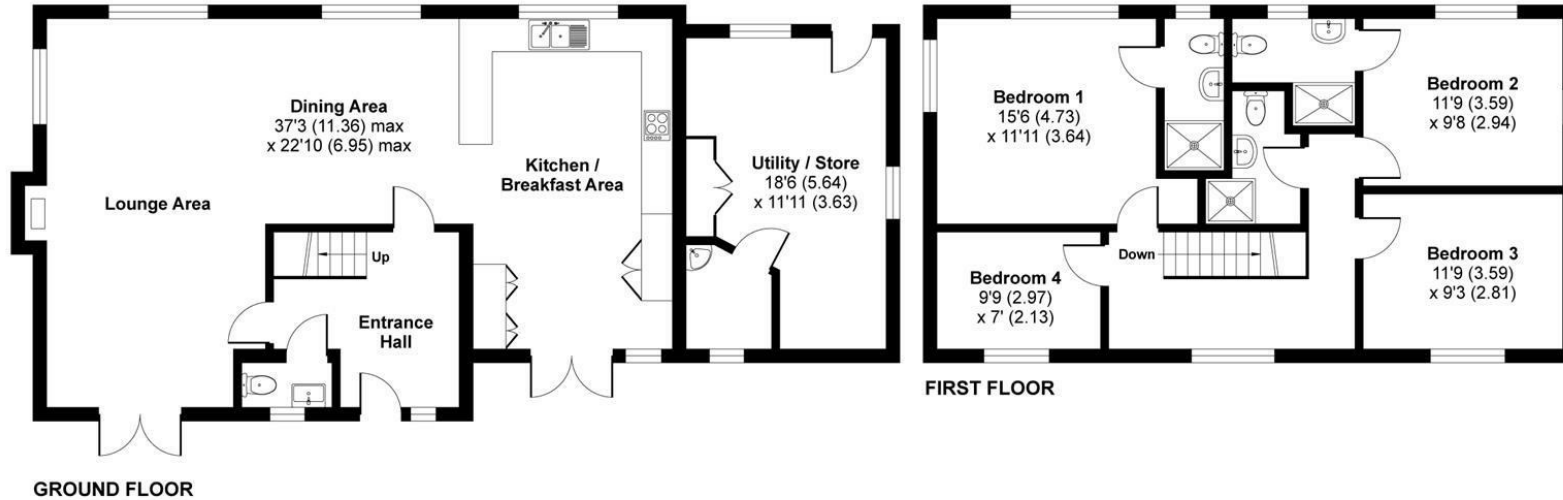
The Farmhouse, Spring Park, Rezare, Launceston, PL15 9NX

Approximate Area = 1554 sq ft / 144.3 sq m

Outbuilding = 220 sq ft / 20.4 sq m

Total = 1774 sq ft / 164.7 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). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1261164



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



