



Holiday Home
Ownership at

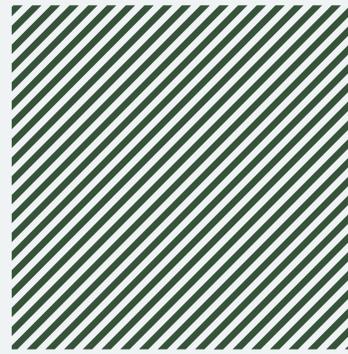
CALLOOSE
HOLIDAY
PARK



Why Choose Calloose?

Owning a holiday home at Calloose isn't just about buying a place to stay — it's about gaining the freedom to escape, reconnect, and reset in a space that's truly yours.

- A quiet, family-run park tucked into the Cornish countryside
- Just 10–15 minutes from Cornwall's best north and south coast beaches
- Outdoor heated pool, bar, restaurant & nightly entertainment in school holidays
- Fenced gardens for every holiday home (something you won't find at any other park in the region) – perfect for dogs
- Sublet it your way: do it yourself or let us handle it for you
- 12-month season. Free site fees until October 2026 (new homes only)



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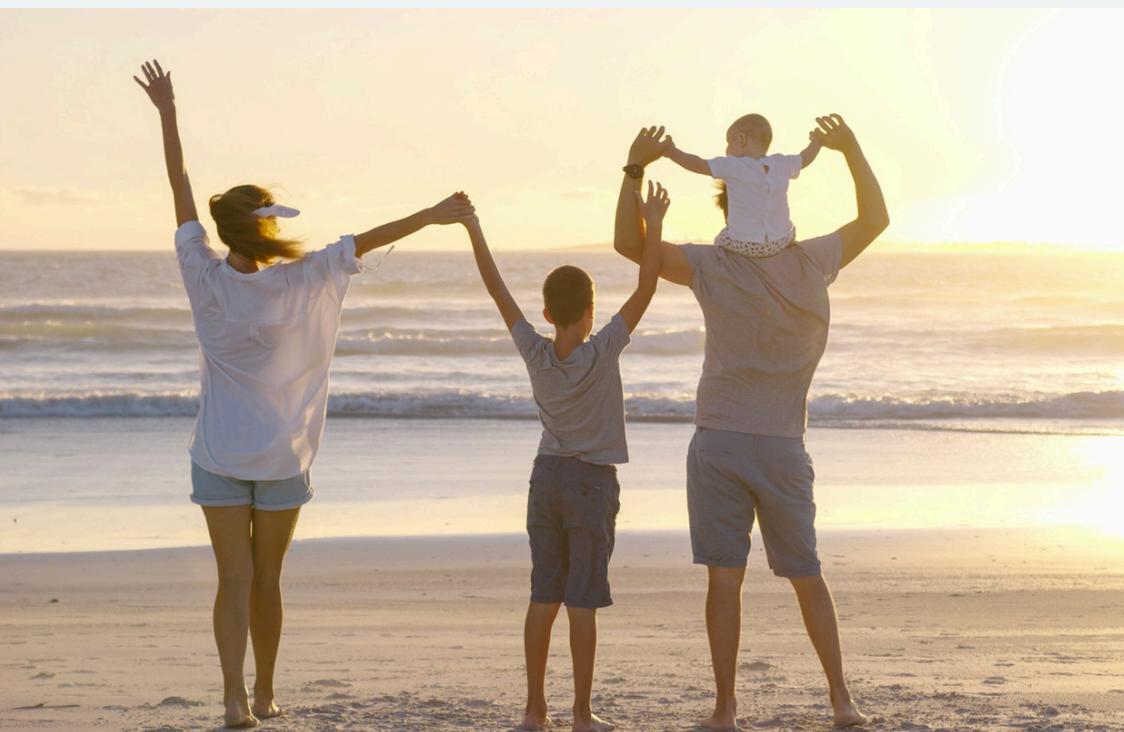




From Our Family To Yours

Since 2017, Calloose has been owned and run by the Dixon family — a hands-on team who live right here on the park. From the day we bought the place, we've been fully focused on building something special here at Calloose — a peaceful, well-kept retreat for those who want more from their time in Cornwall.

When you become an owner here, it's more than just a holiday home. You're joining a community that's friendly, relaxed, and always made to feel welcome.





**Your Own Escape In The
Cornish Countryside**



The Calloose Lifestyle

Pet Friendly



Gate and fenced gardens for every home, a huge enclosed dog field with a running stream, and even a dog wash. Dogs aren't just welcome – they're expected.

Feels Like Home



We live here too. We're a family, not a chain. You'll see us around the park, fixing things, waving hello, and making sure it feels like you belong here.

Room To Relax



Surrounded by countryside, trees and open skies – Calloose isn't crammed in or overbuilt. There's proper space between homes, greenery all around, and room to just... breathe.

Our Facilities

The Kind Of Extras That Make Every Stay Better

What You'll Find on the Park:

- Heated outdoor swimming pool (May–Sept)
- Bar & restaurant with local food, drinks, and a friendly team
- Evening entertainment during school holidays
- Multi-sports court for football, basketball and more
- Arcade
- Nature trail and play areas for little explorers
- Large enclosed dog-walking field with woodland paths and stream
- Dog wash station
- Reception, shop, laundry room & communal BBQ area
- Communal BBQ area with free-to-use grills and picnic seating



Everything You Need - All In One Place

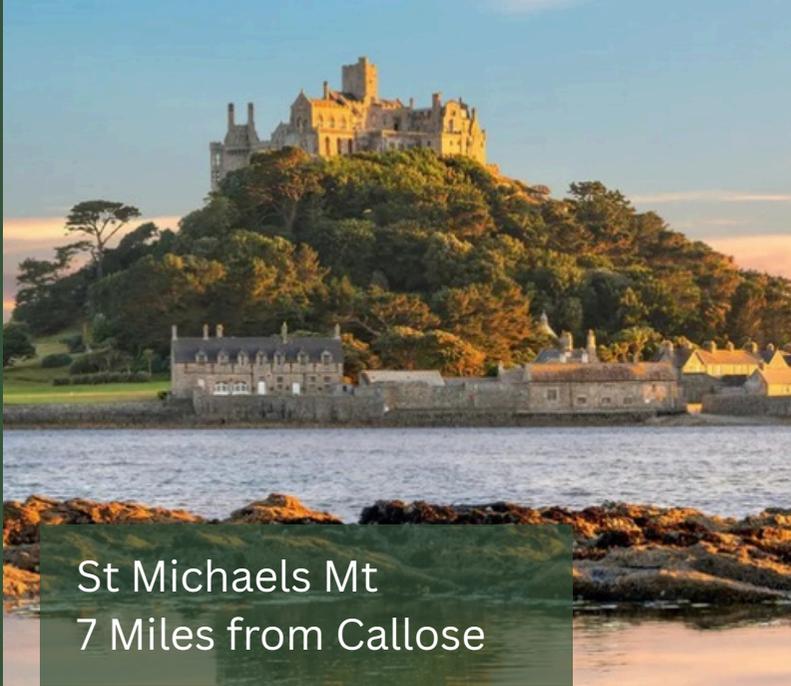




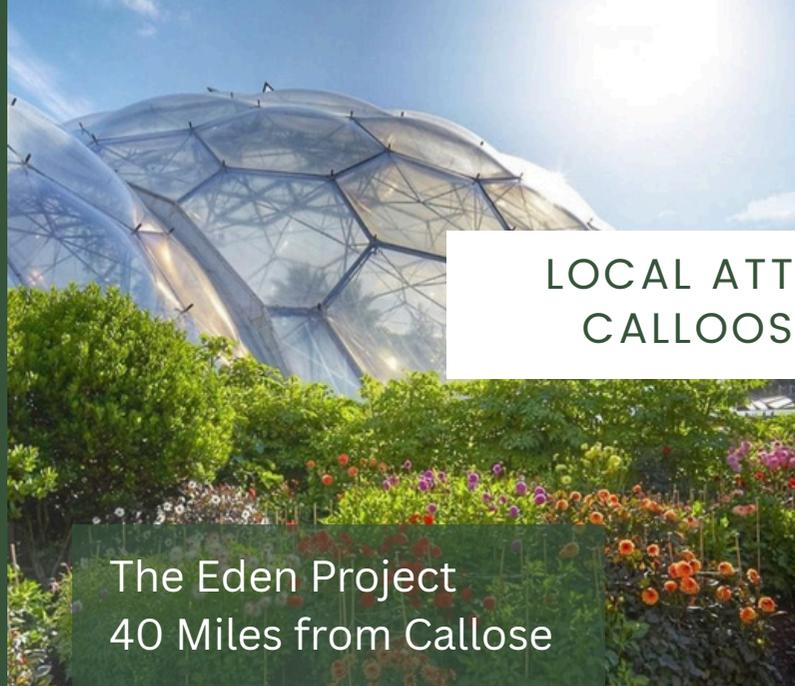
Explore The Local Area

From the three miles of golden sand in Hayle to the magic of St Michael's Mount, Callose puts you within easy reach of everything Cornwall has to offer.



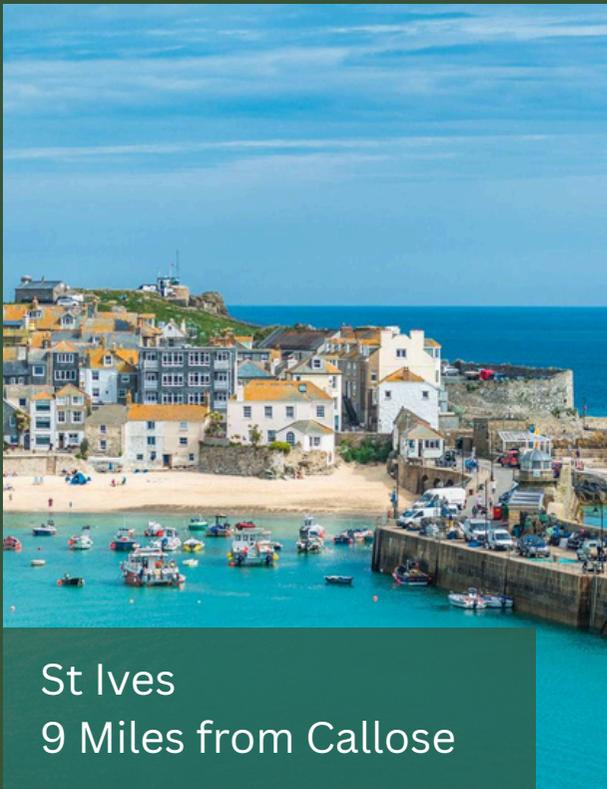


St Michaels Mt
7 Miles from Callose



LOCAL ATTRACTIONS NEAR
CALLOSE HOLIDAY PARK

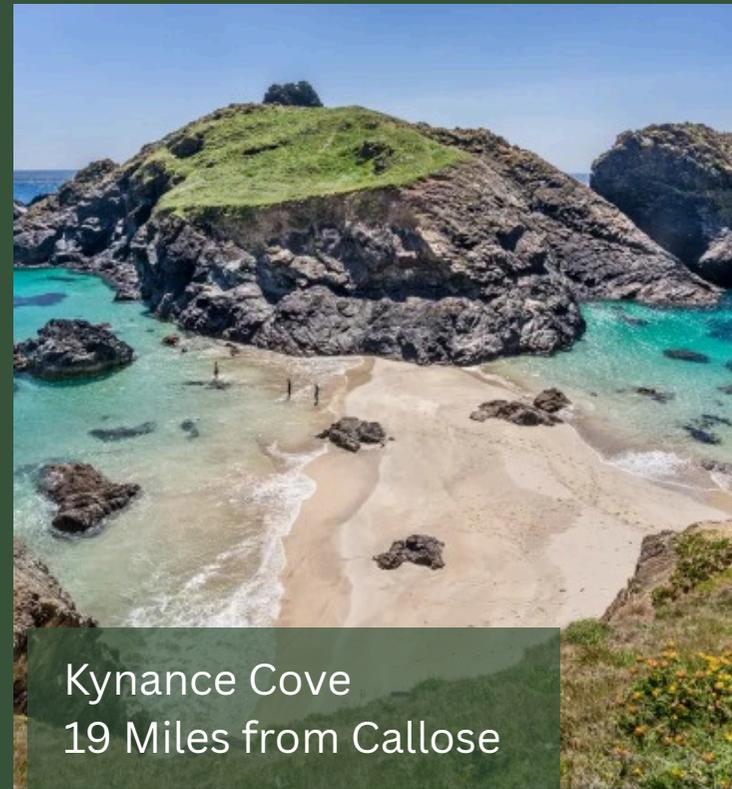
The Eden Project
40 Miles from Callose



St Ives
9 Miles from Callose



Minack Theatre
20 Miles from Callose



Kynance Cove
19 Miles from Callose



Why Own At Calloose?

Private space. Personal pace. Proper peace.

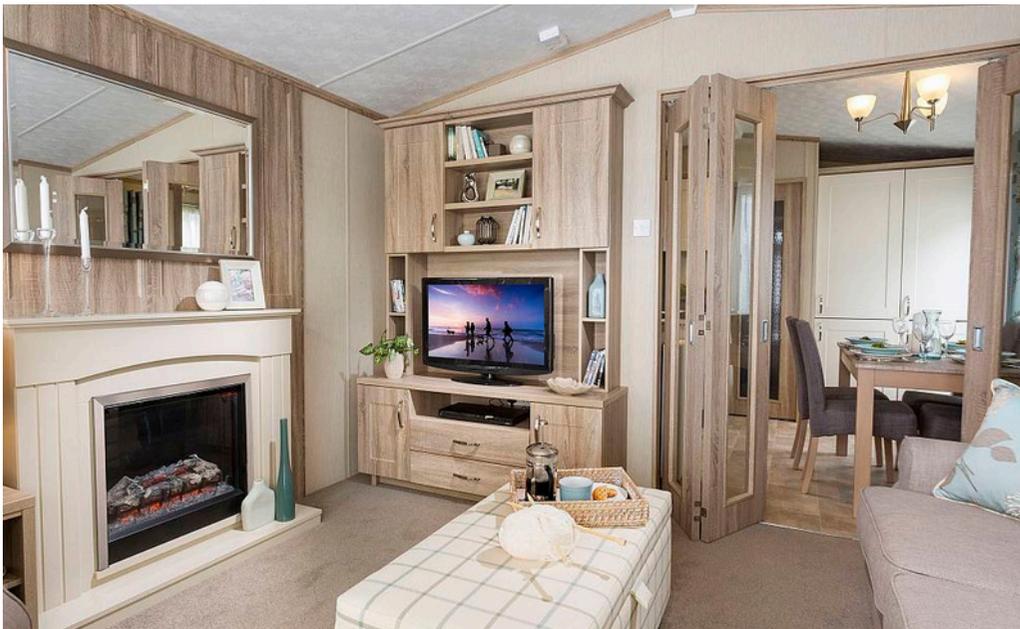
Holiday home ownership at Calloose means more than just a pitch – it's your own slice of Cornwall. A place to return to time and again, where the kettle's yours and the garden's fenced.

- A true home-from-home: No bookings, no packing – just turn up when you like, as often as you like.
- Peace and privacy: Nestled in a quiet valley in the heart of the stunning Cornish countryside, you'll wake each morning to the gentle sound of birdsong—no traffic, no crowds, just pure tranquillity.
- Decking is included on every new and selected pre-loved holiday homes
- Fenced gardens for every new holiday home: 4ft secure gardens as standard – perfect for dogs, kids, or just enjoying the outdoors without interruption.
- You're not buying into a chain: We're family-run, and your neighbours are real people
- Freedom to sublet: Earn income on your terms, or hand it to us to manage.
- Open all year: Come in spring, summer, Christmas – it's yours, all 12 months. But, by law you cannot live in your holiday home.
- Try before you buy: Book a short stay, and if you go ahead, we'll refund the cost against your purchase.

Try Before You Buy

Book a Break, Fall in Love – We'll
Take It Off the Price

Not sure yet? Book a holiday in one of our
holiday homes or lodges and if you decide to
buy, we'll deduct the cost of your stay from the
purchase price.



Ownership Made Simple

At Calloose, we work closely with leading UK manufacturers including Pemberton and Willerby, and currently showcase three stunning models on site — the Pemberton Avon, Pemberton Regent, and a Willerby model. We also have trusted relationships with other well-known brands such as A.B.I, Swift, Delta, and Carnaby.

If there's a particular model that catches your eye — even if it's not currently on display — just let us know. We'll happily work with you to find and secure the perfect holiday home to suit your style and budget.

Pre-Loved
Holiday Homes
From
£34,995

New Holiday
Homes From
£64,995



Site Fees & Running Costs

We believe in delivering value, not surprises. At Calloose, our pitch fees help maintain the park to a high standard — from groundskeeping to security — so you can simply relax and enjoy your holiday home.

No site fees until October 2026 (new models only) - After that:

- Caravan Holiday Home – £4,800 (Inclusive of VAT)

Enjoy peace of mind — no site fees until October 2026 (new models only) when you buy a holiday home at Calloose.



Additional Annual Charges

These charges are standard across holiday parks and cover the essentials needed to keep your home safe and running smoothly:

- Water, Refuse & Local Authority Charges – £400
- Electricity – Metered and billed as used
- Gas – Supplied via bottled gas or mains
- Holiday Home Insurance – Must be arranged by the owner
- Annual Gas & electric Safety Inspection – Required to maintain certification





WHATS COVERED IN YOUR PITCH FEES

- ✓ Park landscaping and grounds maintenance
- ✓ Road & drainage upkeep
- ✓ Waste collection
- ✓ Security systems & regular patrols
- ✓ Access to park facilities (some additional activity charges may apply)
- ✓ Owner support and assistance from our on-site team
- ✓ 10% discount on food & drinks at Calloose



OPTIONAL EXTRAS

- Drain down service (recommended for winter)
- Holiday home cleaning (internal and external)
- Sub-letting on us
- Maintenance cover
- Furniture & interior packages
- Hot tub installation
- Smart-home installation
- Super-fast broadband