





TREVEAGUE  
FARM COTTAGES  
www.treaveaguefarmcottages.co.uk  
01752 85444

# TREVEAGUE FARM COTTAGES, NR GORRAN HAVEN, CORNWALL PL26 6NY

- A quite superb holiday cottage complex set in a small hamlet on the outskirts of Gorrán Haven, near Cornwall's scenic south coast
- Four extremely well-appointed cottages, one having full residential consent, and the other three all-year-round holiday use
- Two of the cottages offer three-bedroom, three-bathroom accommodation which sleep six, and the other two offer two-bedroom, one-bathroom accommodation which sleep four
- Pleasant courtyard gardens, further lawned garden with access to a swim spa, laundry, store rooms and generous parking areas
- Treveague Farm Cottages offer an excellent lifestyle/leisure investment opportunity in an extremely popular location near Cornwall's south coast, with access to four nearby beaches

**FREEHOLD**

**GUIDE PRICE £1,250,000**

**SOLE AGENT**





## LOCATION

Treveague Farm Cottages are located in a rural hamlet on the outskirts of the waterside village of Gorrán Haven on Cornwall's beautiful and scenic south coast. The cottage complex is an ideal base for guests to explore the spectacular coastline, the South West Coast Path, Vault Beach and Hemmick Beach, situated either side of Dodman Point.

This historic fishing village of Gorrán Haven has a picturesque harbour and two further beaches, Gorrán Haven Beach and Little Perhaver Beach.

The village boasts a range of amenities including a convenience store, The Llawanroc Hotel, restaurant and cafes.

Within a short drive is the popular fishing village of Mevagissey with its stunning harbour and beautiful Lost Gardens of Heligan.

## DESCRIPTION

This outstanding home and income/leisure investment property is certainly a rare opportunity where owners and guests alike can take an approximate 15 minute walk to some of Cornwall's finest coastline.

Treveague Farm Cottages offer three holiday cottages in an L-shaped terrace, and a further detached cottage which has full residential consent.

Briefly, the properties comprise:-

**DOVECOTE**  
THE DETACHED COTTAGE WITH FULL RESIDENTIAL USE.

**GROUND FLOOR**

**Open-Plan Living Room With Kitchen (4.8 x 4.72m)**

**Shower Room/WC**

**Bedroom 1 (4.78 x 2.81m)**

Double room

**Sun Lounge (6.84 x 1.59m)**

**FIRST FLOOR**

**Bedroom 2 (3.56 x 3m)**

(some limited headroom) Twin room.

**FOX'S DEN**  
AN END TERRACED, DOUBLE FRONTED HOLIDAY COTTAGE.

**GROUND FLOOR**

**Open-Plan Living Room with Kitchen (6.52 x 5.15m)**

**Bedroom 1 (3.34 x 2.92m)**

Double with en-suite shower/wc.

**FIRST FLOOR**

**Galleried Landing**

**Bedroom 2 (3.53 x 3.03m)**

Double, with en-suite shower/wc.

**Bedroom 3 (3.35 x 3m)**

Twin with en-suite shower/wc.

**SQUIRREL'S DRAY**  
A CORNER HOLIDAY COTTAGE.

**GROUND FLOOR**

**Open-Plan Living Room with Kitchen (9.28 x 5.16m max)**

**Bedroom 1 (4.13 x 4.85m)**

Double with en-suite shower/wc.

**FIRST FLOOR**

**Galleried Landing**

**BEDROOM 2 (4.13 x 3.82m)**

Double with en-suite shower/wc.

**BEDROOM 3 (4.86 x 3.65m)**

Twin with en-suite bathroom/wc.

**OWL'S ROOST**  
AN END TERRACED HOLIDAY COTTAGE.

**GROUND FLOOR**

Open-Plan Living Room with Kitchen (6.16 X 3.6m plus recess)

**FIRST FLOOR**

**Bathroom**

Bath, shower and wc.

**Bedroom 1 (4.26 x 2.83m)**

Double room.

**Bedroom 2 (3.2 x 3.18m)**

Twin room.

## OUTSIDE

To the front of the cottages are pleasant courtyard gardens leading to the ample parking area with access to a laundry. Steps lead down to a lawned garden area which has access to a covered 'swim spa' for guests' use.

To the side is a useful timber-built store room. The property has the benefit of overflow parking and access to a sizeable hardstanding, approximately 25 x 9m, which certainly provides potential subject to consent.

For further information interested parties are welcome to view our clients' website ([www.treveaguefarmcottages.co.uk](http://www.treveaguefarmcottages.co.uk)).

## FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

## BUSINESS RATES

The property has a Rateable Value of £12,500 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## SERVICES

Services connected to the premises include mains water and electricity. Private drainage. Oil-fired central heating. (We would point out that no testing of any of the services has been carried out by the agent.)

## EPC

The properties have EPC Ratings of D, C, C and C, under Certificate Reference Numbers 4834-3828-1400-0301-0202, 8905-4532-6002-1592-9809, 2761-3812-2062-2200-9690 and 1728-9527-6336-9704-3200 for Dovecote, Fox's Den, Owl's Roost and Squirrel's Dray respectively.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents  
SBC Property  
Daniell House  
Falmouth Road  
Truro Cornwall TR1 2HX

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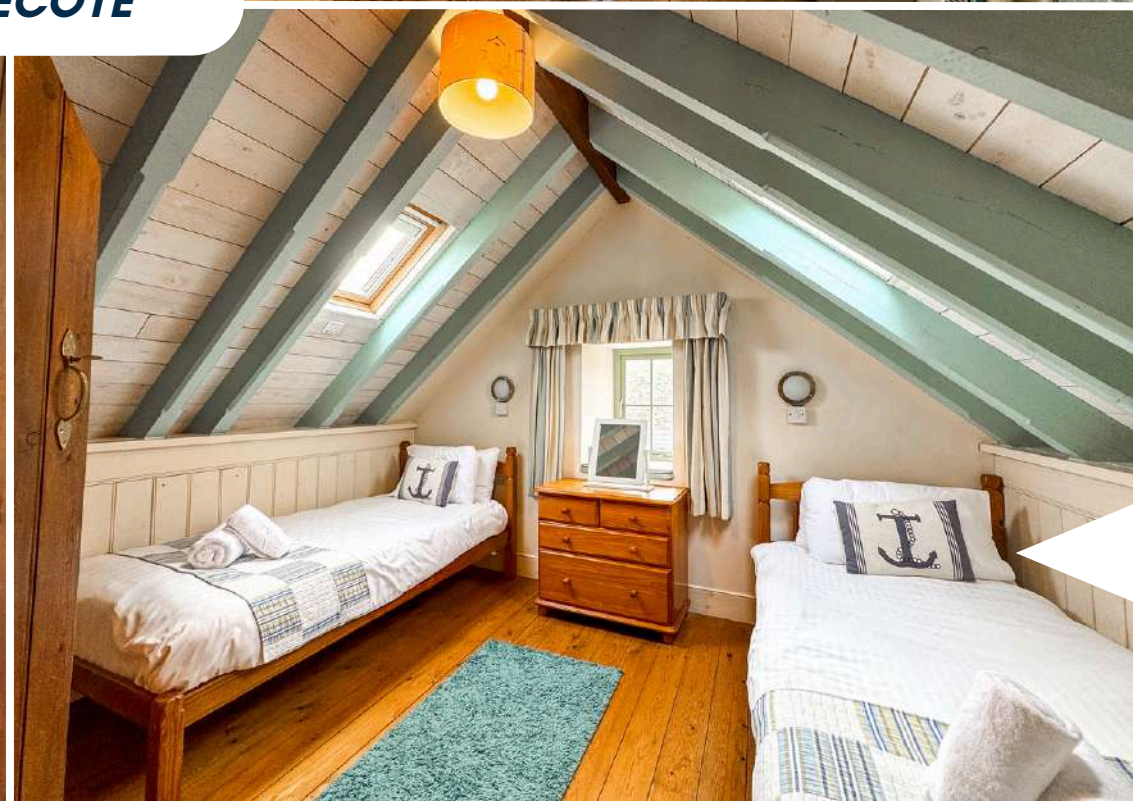


**FOX'S DEN**





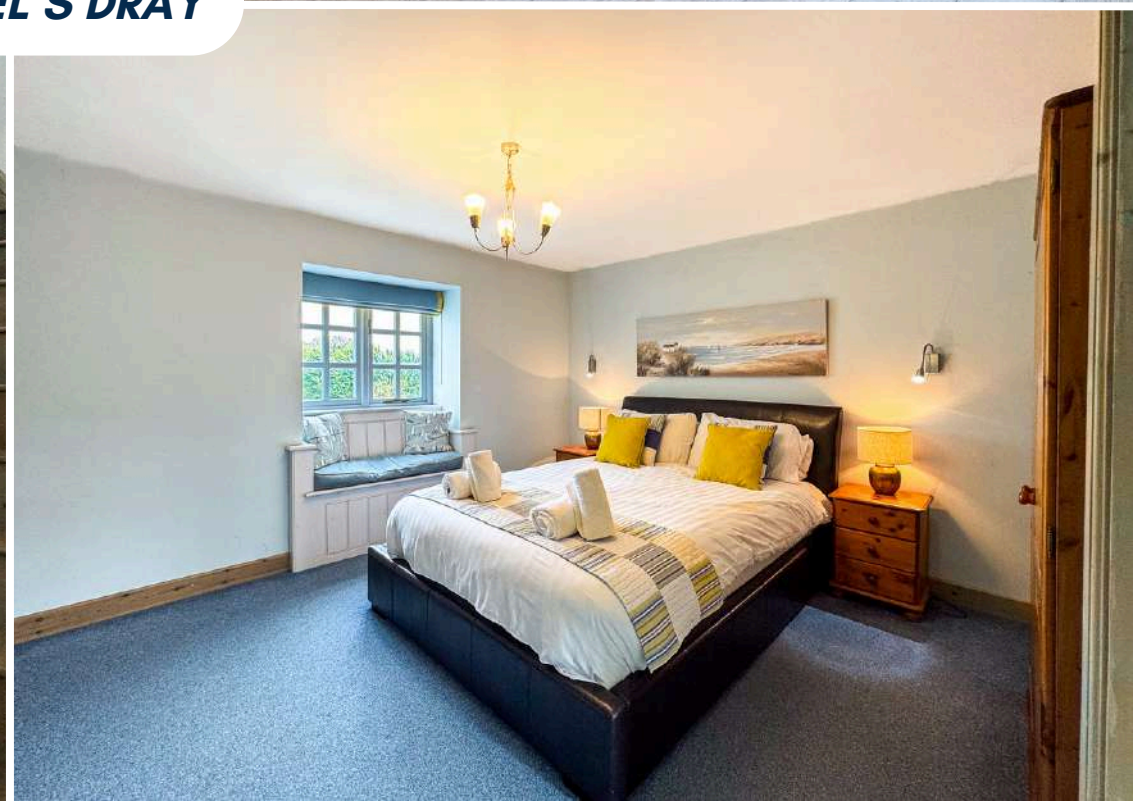
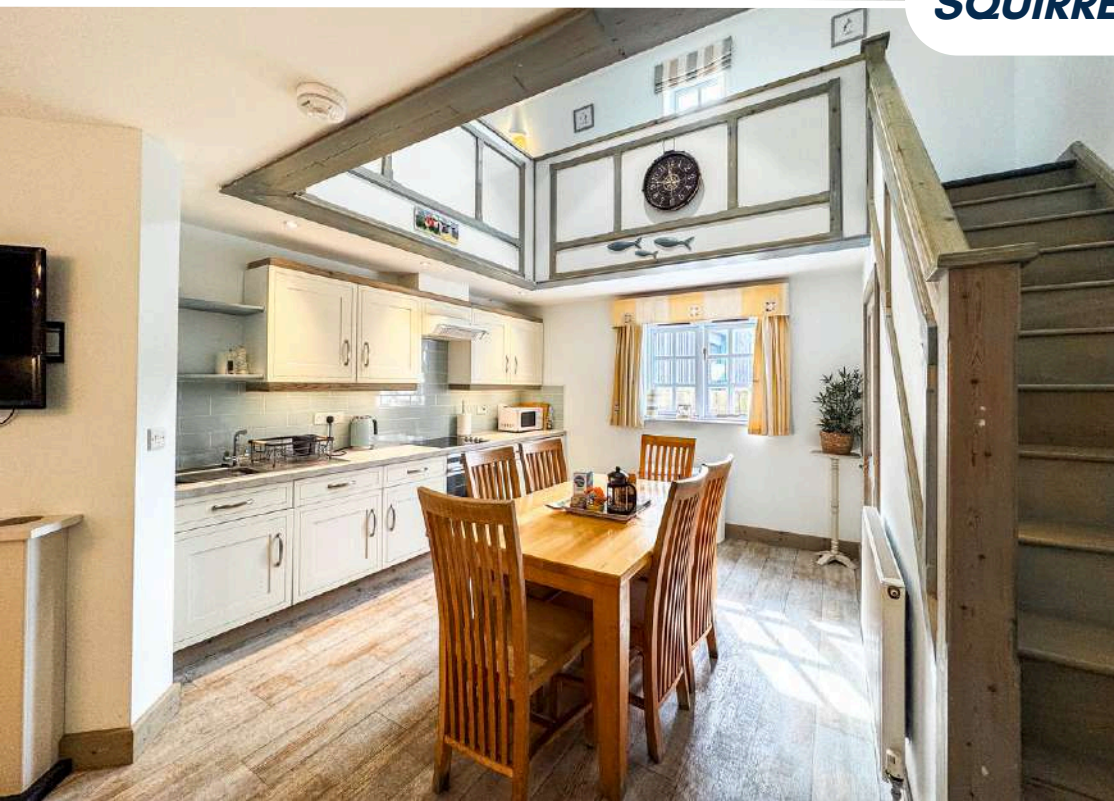
**DOVECOTE**







**SQUIRREL'S DRAY**

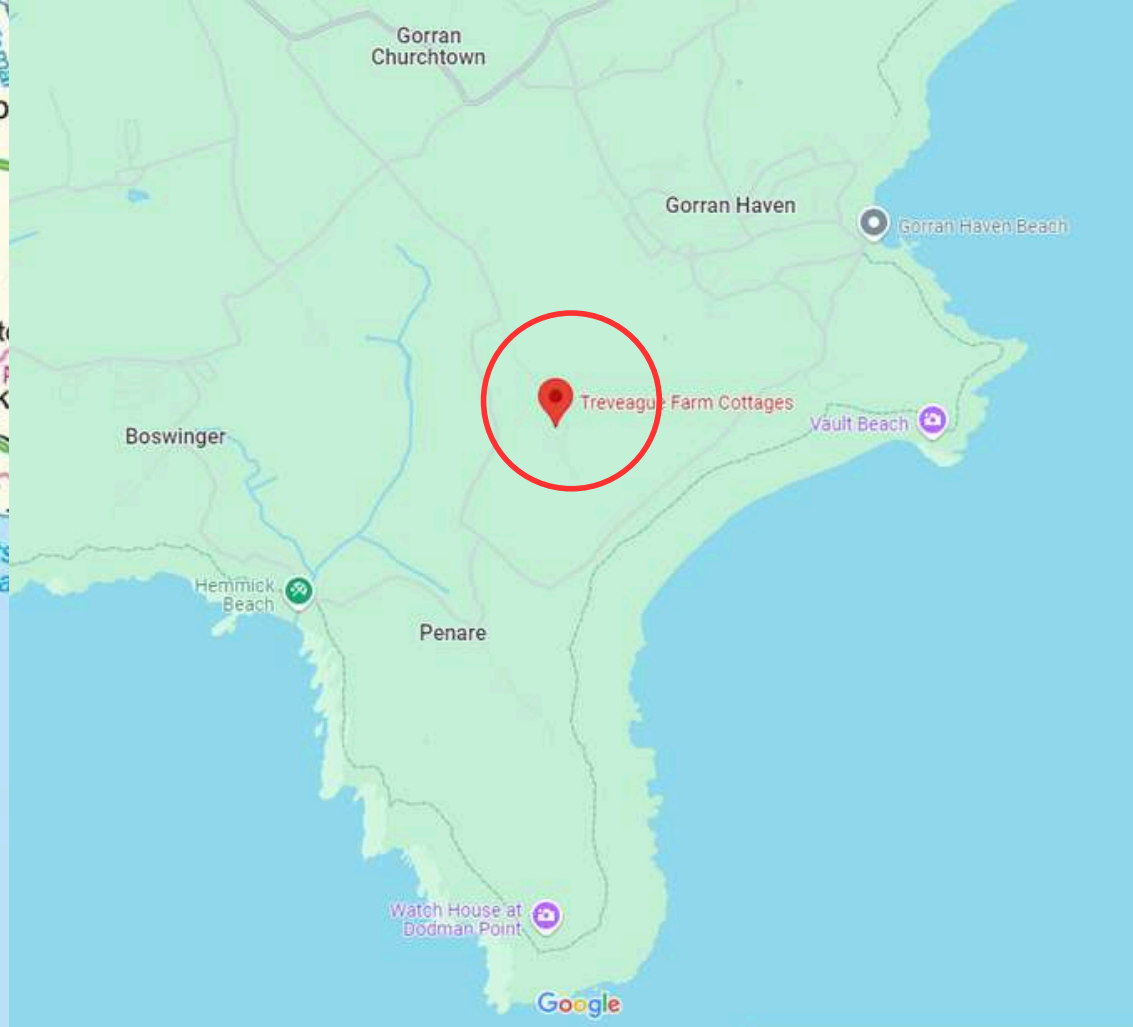




**OWL'S ROOST**







## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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