



North Cornwall







North Cornwall

, Cornwall, PL15 7AS

Launceston - 12 miles North Coast - 12 miles

A picturesque Holiday Cottage Complex set amidst 8 acres of grounds in an idyllic rural valley

- 8 Character holiday cottages
- Substantial four bedroom owners residence
- Additional 35 acres of land available
- Wonderful views
- Freehold
- 7 Detached holiday lodges and chalets
- 8 Acres of gardens and grounds
- Ancillary buildings
- Established lifestyle business
- Rateable Value and Council Tax

Guide Price £2,150,000

Stags Holiday Complexes

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 680058 | holidaycomplexes@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

An impressive holiday cottage complex, situated in North Cornwall, surrounded by rolling countryside with fabulous rural views towards Bodmin Moor.

The dramatic and picturesque coastline is readily accessible with destinations such as Tintagel, Trebarwith Strand and Boscastle all within 12 miles. The A30 is approximately 8 miles away and the A39 Atlantic Highway only 5 miles. The nearest train station is Bodmin Parkway, around 22 miles distant, whilst other well known attractions such as the Eden Project, Tintagel Castle and the National Trust house and gardens at Lanhydrock, are all an easy drive.

THE PROPERTY

Set amidst gardens and grounds of around 8.4 acres (further land available), this picturesque holiday cottage complex comprises an attractive cluster of vernacular buildings centred around the handsome Grade II Listed former farmhouse. Currently the farmhouse forms part of the holiday letting business and sleeps nine guests in 4 en-suite bedrooms. There are a further seven cottages, sleeping between two and seven guests, each with traditional features.

In addition to the cottages, there are three detached timber lodges overlooking a wildlife pond, each accommodating four guests in 2 bedrooms.

Completing the guest accommodation are four detached chalets with south-facing balconies overlooking a valley and open countryside beyond. Each of the chalets sleeps four guests in 2 bedrooms.

OWNERS ACCOMMODATION

A substantial detached property on the western side of the site, enjoying lovely views over its own gardens and beyond. The fabulous open plan living area incorporates extensive glazing and affords direct access to the gardens. In addition there are four bedrooms and ancillary rooms.





OUTBUILDINGS & GROUNDS

As one would expect, there are a good range of ancillary buildings including a games room, laundry and sizeable barn/workshop suitable for maintenance equipment and tools.

The mature grounds are an absolute delight including ample parking, wildlife lake, pitch n putt, children's play area and wood-fired sauna. The gardens are principally laid to grass and include a marquee lawn.

ADDITIONAL LAND

A further 35 acres of stream bordered pasture and meadow is available by separate negotiation to include two substantial outbuildings/barns.

RIGHTS OF WAY

A public footpath passes north to south through the property and runs down the access drive.

SERVICES & NOTES

Mains electricity. Private water and drainage. Part oil fired central heating and part electric. BT fibre optic broadband connected (vendors). Mobile phone coverage is limited indoors and likely outdoors (Ofcom)

Postcode and location pin is shown as Stags Launceston Office.

THE BUSINESS

The business is family operated with outsourced help for grounds maintenance, cleaning and laundry. This is a diverse and established enterprise with great reviews and further scope for an incoming purchaser. Accounts can be made available to interested parties following viewing.

OUTGOINGS

Current Rateable Value - £24,750. Owners accommodation is in Council Tax Band C.

FIXTURES, FITTINGS AND VAT

Only those mentioned in the sales particulars are included in the sale.

However, the majority of furniture, contents, fixtures, fittings and equipment in the letting units will be included.

All prices are quoted exclusive of VAT, where applicable.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		46
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



