



T R E M A D D O C K F A R M H O L I D A Y C O T T A G E S





Tremaddock Farm Holiday Cottages

St. Neot, Liskeard, Cornwall, PL14 6NP

St Neot 0.6 miles • A30 6 miles • Fowey 16 miles • Polzeath 23 miles

An attractive house and established lifestyle property set in the picturesque Cornish countryside currently providing income and multigenerational living.

- Beautiful 3 Bedroom contemporary and characterful Main Residence
- Detached 2 bedroom self contained annex
- 3 well-presented self-catering holiday cottages, one with dual annex use
- Multigenerational and income opportunities
- Impressive triple garage/workshop with office/studio over
- Good access to A30 & A38
- Central location to coastlines and moors
- Freehold

Stags Holiday Complexes
21/22 Southernhay West, Exeter,
Devon, EX1 1PR

Tel: 01392 680058

Email: holidaycomplexes@stags.co.uk

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

Tel: 020 7839 0888

Email: enquiries@tlo.co.uk



@StagsProperty



stags.co.uk



Introduction

Tremaddock Farm Holiday Cottages is comprised of converted granite barns within the idyllic Cornish countryside providing a beautifully renovated family home with 3 successful self-catering holiday cottages and a detached annex. One of the holiday cottages also has dual holiday/annex use providing extra multigenerational family accommodation if required.

This property provides a wonderful opportunity to acquire a well presented and maintained family home and successful holiday let business in an easily accessible location from the A30 and A38 in Cornwall with good access to all the attractions that Cornwall and South Devon have to offer, including walking, fishing, watersports & cycling.

Situation

The property lies in a convenient but tucked away location, half a mile from St Neot. This popular village provides a lovely community spirit and offers a range of local amenities including shop, post office, church, highly regarded primary school and pub, all within walking distance. Liskeard is a mere 6 miles away with direct trains running to London Paddington and Exeter St Davids for National Rail Services.

The river Loveny which flows into the river Fowey is a short walk away. Tremaddock is within easy reach of Bodmin Moor with its Tors and Lakes providing local attractions for guests, with the coast at Fowey and Looe being just 16 miles away.

Owner's Accommodation

This beautifully presented 3 bedroom farmhouse benefits from lots of natural light. The kitchen provides a lovely combination of contemporary and character with granite worktops, gas fired hob and a feature granite fitting from the local monastery believed to date back to 1631. The kitchen extends back to provide further storage / larder. The open plan dining room / sitting room looks out onto the enclosed garden and further views of the valley with feature fireplace and log burner. A further sitting room is offset which could provide an office space or occasional 4th bedroom, also benefitting from a log burner. Upstairs, there are 3 smart bedrooms with a family bathroom. The master bedroom benefits from an en-suite and bespoke walk in wardrobe. There is a large under stair's cupboard providing useful and extensive storage space.





The Granary Annex

The Granary is a detached barn conversion located near the house and provides the ideal extended family accommodation. The layout is spacious and includes a large sitting room, fitted kitchen/dining room, utility room, bedroom and shower room. On the first floor there is a further bedroom and bathroom.

Holiday cottages

The vaulted ceilings give a light and airy feel to each of the well-presented cottages. The exposed granite stonework and feature fireplaces provide guests with a sought-after cosy country cottage aesthetic while also being within walking distance of a pub.

The Dairy – a 2 bed cottage, sleeps 4, two storey.

The Hayloft – a 2 bed cottage, sleeps 4, two storey.

The Stables – a 1 bedroom cottage, sleeps 2, single storey, residential consent.

The Business

The current owners run the cottage holiday letting on a lifestyle basis and have been successful in maintaining a good level of bookings on a consistent basis for over 10 years. The recently launched new website has helped target direct bookings, but they currently also use limited agent led bookings. Further information and photos can be found on the business website at www.tremaddock.co.uk Basic accounts can be made available to bona fide interested parties after a viewing.

Outbuildings

The property benefits from a two-storey garage/workshop/office/studio. With space for 2 cars (with high clearance) in the garage, this connects to a further enclosed area for a ride-on mower, machinery and storage. An internal staircase leads to the first floor which is currently used as an office & gym. The building benefits from electricity and mains water. There is a further smaller granite shed currently used as a log store.

Outside

The grounds are beautifully maintained and the gravelled driveway brings you into the property with the main house to the left, holiday cottages straight ahead and garage to the right, with ample parking. The main house benefits from an enclosed well-kept walled garden offering privacy from the holiday cottages. There is a large communal lawn for the holiday lets. In all the property extends to 1.4 acres.



Services

Mains water and mains electric

Private drainage - which serves all the properties.

Oil-fired central heating within all the properties, LPG Gas hobs

Broadband, approximate speed 20mbs.

Mobile coverage available with EE, O2, Three and Vodafone (Ofcom).

Rights of Way

The property is sold subject to and with the benefit of any public or private rights of way or boundaries.

Outgoings

Tremaddock Farm Cottage Main House – Council Tax Band E

The Granary (Annex) – Council Tax Band C

The Stables, Hayloft and Dairy – Council Tax Band A

Local Authority

Cornwall Council

www.cornwall.gov.uk

Directions

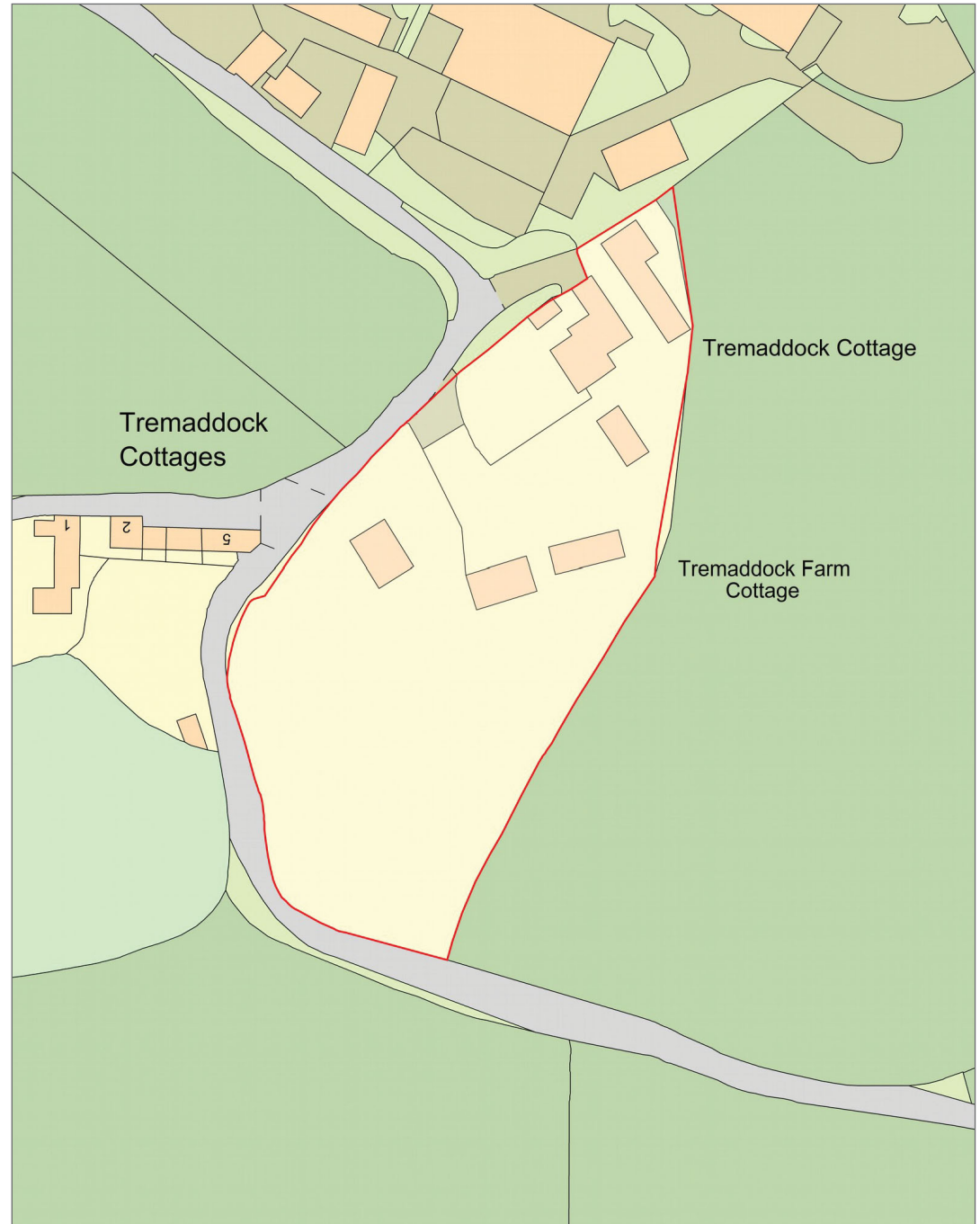
From the A30 travelling West, pass the Bolventor junction and continue for just under 2 miles taking the 2nd exit signposted Warleggan, St Neot and Mount. Follow this road for 2.6 miles and turn left signposted to Dozmary Pool, Colliford Dam. After approximately 1 mile, turn right signposted St Neot. After 1.3 miles turn right opposite a public footpath sign. Follow this road for just under a mile and the property can be found on the left after the farm. Pass the first entrance and take the gated entrance into the gravelled parking area.

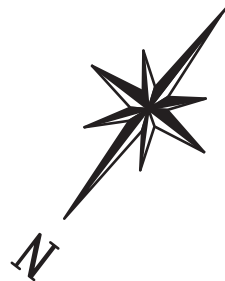
Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

Disclaimer

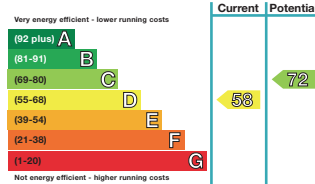
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Tremaddock Farm Cottage

Energy Efficiency Rating



T R E M A D D O C K F A R M C O T T A G E

