



LILLCRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10139

£550,000

Croft Farm Cottages,
Luxulyan, Nr. Bodmin, Cornwall, PL30 5EQ

FREEHOLD



A charming collection of 3 character cottages in a tucked away position, adjacent to a field and woodland. All the cottages are currently let on assured shorthold tenancies providing a useful income. Likely to be of appeal to investment buyers or those looking for a lifestyle change or a home with income.



SUMMARY OF ACCOMMODATION

ANNET COTTAGE

Ground Floor Entrance hall, boot room, sitting room, inner hall, kitchen, bedroom 2, bathroom.

Lower Ground Floor Bedroom 1.

BRYHER COTTAGE

Ground Floor Entrance hall, sitting/dining room, inner hall, bathroom, kitchen/breakfast room, utility room.

First Floor 2 bedrooms.

TEAN COTTAGE

Ground Floor Conservatory, sitting room, kitchen/dining room.

First Floor 2 bedrooms, shower room.

Outside Each cottage has its own private garden areas with Annet Cottage having a large lawned garden with central path leading to the front door and fenced boundaries. Bryher Cottage has a paved sun terrace across the front with garden areas spreading out below leading down to a gravelled parking area. Tean Cottage has a gravelled terrace/sitting area with path leading to the front door. Each cottage will have 2 parking spaces in a gravelled parking area in front of Tean and Bryher Cottages.

SEPARATE BARN / GARAGING – 27'9" x 18'4" extending to 30'8" This barn is currently used by the landlord and may have conversion potential (subject to any necessary planning consents).



DESCRIPTION

An attractive collection of 3 period cottages, 2 of which (Bryher and Tean) have been converted out of what was likely to be formerly a farmhouse and a with an attached cottage (Annet Cottage) to the rear. Each of the cottages provide 2 bedrooms, living areas and a bathroom. Bryher Cottage has very recently been completely renovated which we understand from our clients including re-wiring, re-plumbing, new kitchens and bathrooms. Each of the properties is currently rented out on an assured shorthold tenancy with rentals payable as follows:-

| | | |
|----------------|---|----------------|
| Annet Cottage | - | £700 per month |
| Bryher Cottage | - | £750 per month |
| Tean Cottage | - | £600 per month |

The cottages are approached through a well landscaped, small, rural holiday park (Croft Farm Holidays). The site is well laid out and has a Site Manager. The cottages are situated at the back of the site in a pleasant tucked away position adjacent to an open field and woodland.

There is an adjacent stone barn to Bryher and Tean Cottages which is currently used by the owner but will be sold with the cottages, part of it is two storey under a slate roof with a further stone single storey addition, currently used for garaging/storage. This may well offer the opportunity for further conversion, subject to any necessary planning consents.



Appointments to view will be by arrangement through Lillicrap Chilcott and will need to be made with each individual tenant and therefore the more notice that can be given the better, but we will certainly need at least 48 hours notice in order to conduct any viewings.

The properties are ideal for those looking for a letting investment. Each property works individually very well, with well appointed accommodation, individual garden areas and a freshly gravelled parking area where each cottage has 2 spaces. The other potential appeal would be for anyone looking to live in one of the cottages and rent the other two out to gain an income.

LOCATION

Croft Farm Cottages are situated in a delightful rural setting at the back of a small holiday park between the villages of Trethurgy and Luxulyan, near St Austell. The village of Luxulyan offers a local pub, shop and post office with a good vibrant community and the nearby villages of Bugle and St Blazey provide further local shops and mini supermarkets. The nearest town of St Austell, to the south has a wide range of leisure, commercial and retail facilities, a mainline station with a direct link to London Paddington with an approximate travel time of 4½ and a national coach station. There are out of town trading estates and supermarkets, a variety of sports clubs, a library and a large leisure centre.

Within a short drive are some lovely beaches around St Austell Bay with Par Sands to the south east around to Carlyon Bay where there is a large sandy beach and 18-hole coastal golf course. Further beaches spread round the bay to the west at Porthpean, Duporth and Charlestown. Charlestown is a picturesque port much used in feature films, commercials and TV series (most recently Poldark). On the opposite side of the Gribben Headland from Par Beach is the deep natural harbour of Fowey which has a lovely collection of historic buildings along its high street of varied shops with a bustling port that caters for pleasure craft, yachts and commercial shipping. There are two yacht clubs which hold an annual regatta every year and make it a yachting haven.

The county capital city of Truro is some 17 miles away being the main administrative centre for the county and providing a wide array of leisure, commercial and retail facilities from a varied high street of individual stores and larger national shops. Other nearby attractions include the Eden Project which is within walking distance and the Lost Gardens of Heligan on the other side of St Austell.

The attractive rural lanes that provide access to this location provide a swift route out to the A390/A38 which northwards leads through Cornwall up to the city of Plymouth in Devon. To the north, the lanes lead out to the A30 which remains dual carriageway all the way to Exeter where it joins the national motorway network. South westwards the A30 provides easy access to the north coastal resorts of Cornwall where the Atlantic swells meet beautiful sandy beaches and rugged cliff tops with excellent bathing and surfing available from resorts such as Newquay, St Agnes, St Ives and many more. Both north and south coasts can be circumnavigated via the South West Coast Path.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)



ANNET COTTAGE

Part double glazed panelled front door to:-

ENTRANCE HALL Quarry tiled floor, panelled walling, part glazed timber stable door to:-

BOOT ROOM – 10' x 9'6" Sliding double glazed patio door to rear terrace. Double glazed door to:-

SITTING ROOM – 18' x 17'5" Dual aspect with double glazed windows, radiator, stairs ascending to the lower ground floor. Doorway to:-

INNER HALL Loft hatch access.

KITCHEN – 10'3" x 10' Double glazed window overlooking fields and woodland. A range of fitted white cabinets comprising base level cupboards and drawers with further matching wall cupboards.



Surrounding roll edge laminated worktop surfaces with tiled wall surrounds, single drainer stainless steel sink unit, space for upright fridge freezer, undercounter space for dishwasher, oven/grill, four ring gas hob with filter hood above, wood effect vinyl flooring, undercounter space for washing machine, concealed LPG gas boiler to supply domestic hot water and central heating. Door to:-



BEDROOM 2 – 14'5" x 8'3" Dual aspect with double glazed windows, radiator, part vaulted ceiling.

BATHROOM White suite comprising a panel enclosed bath with tiled wall surrounds and chromium mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, opaque double glazed window, wood effect vinyl flooring, chromium ladder radiator/towel rail, extractor fan.

From the sitting room a flight of stairs descend to the:-



LOWER GROUND FLOOR

BEDROOM 1 – 15' to the front of a wall to wall range of built-in wardrobes x 9'3" Two fitted double wardrobes, radiator, part panelled wall, double glazed window.

OUTSIDE

The cottage has a small paved terrace to the rear of the boot room and a large lawned garden and central path to the front with raised decked area, enclosed vegetable garden and boundaries of wooden fencing and trees. Beyond the property there will be a gravelled parking area with room for 2 cars.



BRYHER COTTAGE

Part double glazed uPVC door to:-

ENTRANCE HALL Part exposed stone walling, wooden panelled walling, double glazed window overlooking the front garden, part obscure glazed door to:-

SITTING ROOM / DINING ROOM
- 21'3" x 11'4" At one end is an impressive inglenook fireplace with granite surround, raised hearth with woodburning stove. Two double glazed windows in deep reveals to the front, three radiators, central stairs ascending to the first floor. Beamed ceiling. Door to:-

INNER HALL Built-in understairs storage cupboard, further cupboard housing the electric consumer circuit breaker board and meter, further door to:-



BATHROOM White suite comprising a panel enclosed bath with panelled wall surround, low level wc, wash hand basin on a vanity cabinet with toiletry shelf to the side, chromium ladder radiator/towel rail, obscure double glazed window, extractor fan, wood effect flooring.

From the sitting room there is a doorway to:-

KITCHEN / BREAKFAST ROOM – 14'3" x 7'7" The kitchen has recently been refitted with a range of dark grey gloss cabinets, surrounding granite effect roll edged laminated worktop surfaces and upstands. Inset black 1½ bowl composite sink unit with black mixer tap. Electric oven/grill, four ring ceramic hob with filter hood above, wood effect vinyl flooring, built-in breakfast bar with room for two seats, undercounter space for fridge, two double glazed windows. Doorway to:-



UTILITY ROOM – 12' x 5'8" Built-in base level cupboards to match the kitchen, granite effect roll edged laminated worktop surface, wall mounted Baxi LPG gas fired boiler to supply domestic water and central heating, two runs of laminated worktop surface with cabinets beneath, undercounter space for fridges, freezers, washing machine. Wood effect vinyl flooring. Window and partially double glazed door to garden. Radiator.

From the sitting room / dining room a central staircase ascends to a:-

SPLIT LANDING Storage cupboard and to the right is:-

BEDROOM 1 – 12' x 9'9" Double glazed window in deep reveal overlooking woodland, radiator, built-in double wardrobe.

BEDROOM 2 – 9' x 7'8" (Measurements provided by floor plan provider due to us not having access during our visit)

OUTSIDE

In front of the cottage is a paved terrace with lawns on either side and a raised garden to one side behind natural stone wall. There is a gravelled path along the side and along the rear garden with two gravelled parking spaces in front of the cottage.

TEAN COTTAGE

Double glazed door to:-

CONSERVATORY – 13'7" x 5'9" Double glazed windows all round overlooking the gardens, part exposed stone walling, quarry tiled floor. Double glazed door to:-

SITTING ROOM / DINING ROOM – 17'5" x 10'9" A lovely character room with fireplace at one end, a woodburning stove, beamed ceiling, double glazed window to the rear, radiator. Turning staircase ascending to the first floor. Door to:-

KITCHEN / BREAKFAST ROOM – 12'6" x 8'5" Double glazed window with views to the front over woodland, fitted kitchen with white cabinets comprising base level cupboards and drawers with further matching wall cupboards, surrounding roll edged laminated worktop surfaces with an inset single drainer stainless



steel sink unit and chromium mixer tap. Part tiled wall surrounds, space for upright fridge freezer, fitted oven/grill, four ring ceramic hob with filter hood above, undercounter space for dishwasher and washing machine, vinyl floor. Radiator, wall mounted Worcester LPG gas fired boiler to supply domestic hot water and central heating.

From the sitting room a turning staircase with wooden handrail, newel posts and banisters ascends to a:-



FIRST FLOOR LANDING Double glazed window to the rear, wall mounted electric consumer circuit breaker board. Doors off to:-

BEDROOM 1 – 11'5" x 8'8" Double glazed window overlooking woodland to the front, radiator.



BEDROOM 2 – 8'7" x 7'7" Double glazed window overlooking woodland to the front, radiator, built-in storage cupboard.

SHOWER ROOM White suite comprising a shower cubicle with tiled wall surrounds and fitted Triton shower. Low level wc, pedestal wash hand basin, part tiled walls, chromium ladder radiator/towel rail, ceramic tiled floor. Opaque double glazed window.



OUTSIDE

The property is approached via steps and paved path with small lawned garden on either side up to a paved terrace with further lawn, overlooking fields. A timber gate opens onto a gravelled and paved sitting area leading to the front door.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL30 5EQ.

SERVICES All cottages have mains water, mains electricity, private drainage and LPG gas central heating with their own individual boilers.

COUNCIL TAX BAND Each cottage is B (see www.mycounciltax.org.uk).

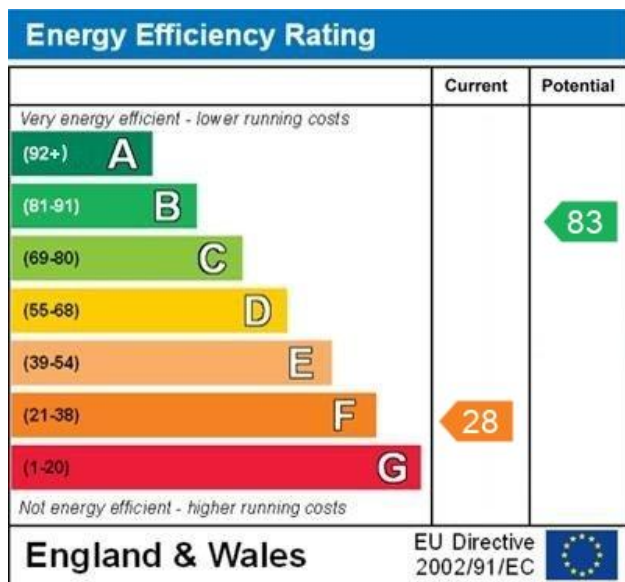
DIRECTIONS Proceeding from St Austell to St Blazey on the A390, go past the Britannia Inn pub along the flat and up the hill into St Blazey Gate, go round a left hand corner, past Crown Carpets on the right, around a right hand corner and then take a left hand turning to Bodelva, follow this road for 2 miles until you come to a T-junction at which turn right towards Luxulyan. Follow this road for ½ a mile and you will come to Croft Farm Holiday Park on the left, turn left into the holiday park and keep following the central driveway through the park up to the reception where you can park in order walk down to the cottages.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

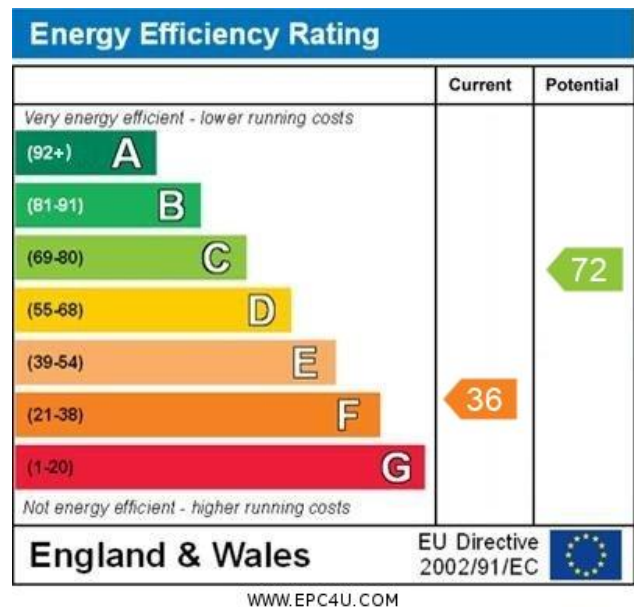
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

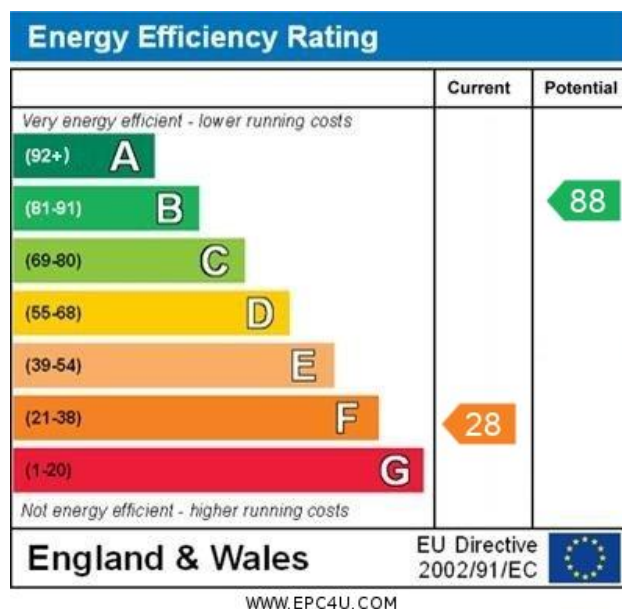
Approved Redress Scheme



Annet Cottage



Bryher Cottage



Teian Cottage

Not to scale – for identification purposes only.

Annet Cottage, Croft Farm Cottages, Bodmin

Approximate Area = 977 sq ft / 90.7 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillcrap Chilcott. REF: 1182157

Not to scale – for identification purposes only.

Bryher Cottage, Croft Farm Cottages, Bodmin

Approximate Area = 1044 sq ft / 96.9 sq m

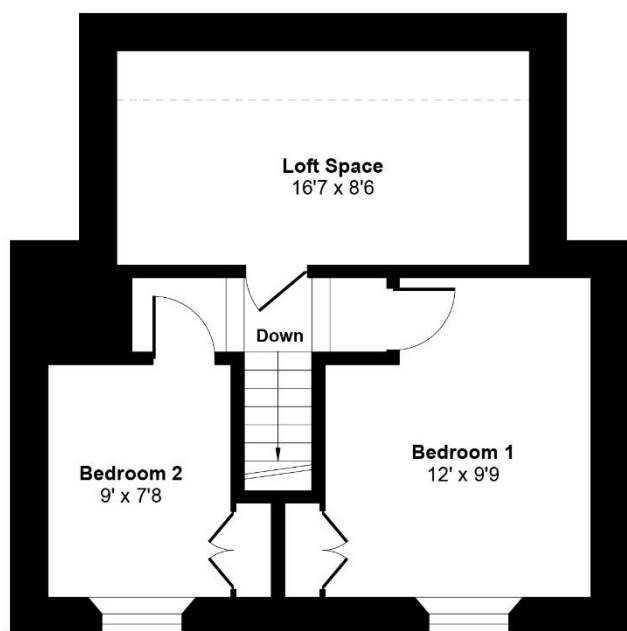
Limited Use Area(s) = 31 sq ft / 2.8 sq m

Total = 1075 sq ft / 99.7 sq m

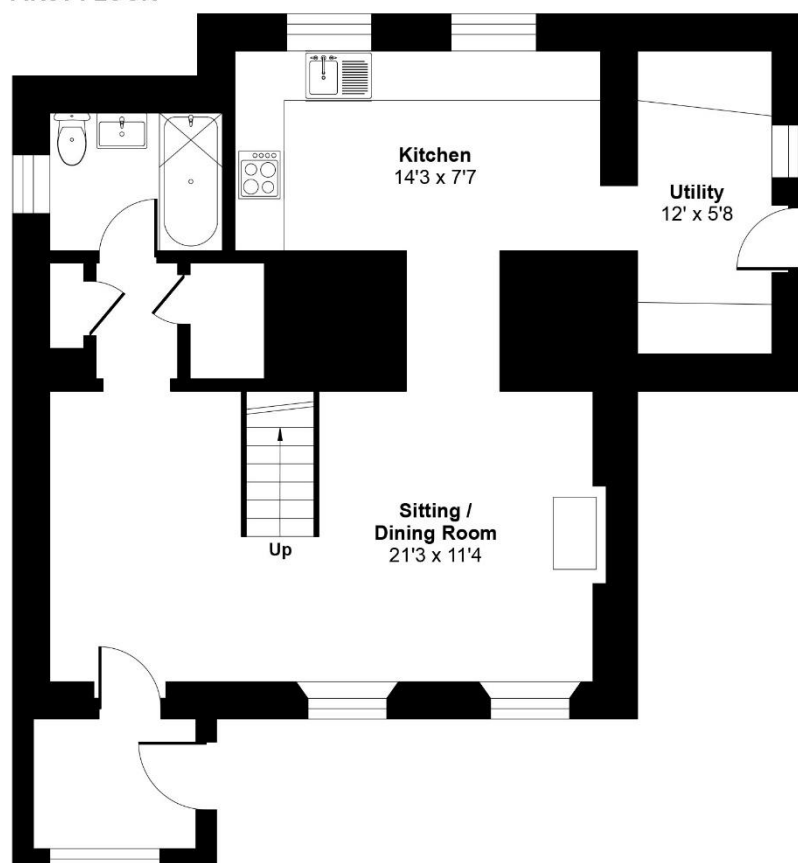
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Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024.
Produced for Lillcrap Chilcott. REF: 1182158

Not to scale – for identification purposes only.

Tean Cottage , Croft Farm Cottages, Bodmin

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



