



L I T T L E T R E V E A N

Little Trevean

Trevean Lane, Rosudgeon, Penzance,
Cornwall, TR20 9PD

- Praa Sands – 2.7 miles
- Prussia Cove – 1.7 miles
- Perranuthnoe – 1.5 miles
- Penzance – 6 miles
- Helston – 8 miles

An established holiday cottage complex with further potential situated just inland from the South Cornish Coast between Perranuthnoe and Praa Sands

- Wonderful coastal location
- Five-bedroom main house
- Two-bedroom cottage
- Three well-presented holiday cottages
- Barns, stabling and workshops
- Series of small paddocks
- Established lifestyle business with further scope

In all approaching 9.5 acres (3.84 hectares)





Set amidst 9.5 acres of land with a main residence, adjoining cottage, three holiday cottages and range of outbuildings



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Situation

Just inland from the scenic South Cornish coast, Little Trevean is situated part way down a No Through Road in an Area of Outstanding Natural Beauty.

A walk of less than a mile takes you to the South West Coast Path at Trevean Cliff and a stretch of coastline that takes in some of the county's best beaches, including Praa Sands and Perranuthnoe, both of which have café's and pubs.

The area is also renowned for its dramatic coastline and array of picturesque coves such as the Prussia Cove group which includes Piskies Cove and the hidden gem that is Bessy's Cove, complete with tiny harbour and relics of its smuggling past.

Nearby Marazion is set against the backdrop of Mounts Bay and the iconic St Michaels Mount. With a wonderful range of interesting shops, cafes and art galleries and access across the causeway to The Mount. The village is also blessed with fine sandy beaches. In the opposite direction is Porthleven, an unspoilt fishing village, again with a range of local facilities including restaurants and inns. At low tide it is possible to walk along the beach to Loe Bar with its lake of freshwater held behind.

The market town of Penzance is around six miles distant and is host to several well-known restaurants and art galleries as well as providing primary and secondary schooling. Penzance station has direct rail links firstly to Truro and onwards to London Paddington.

The Property

Little Trevean presents to the market an established holiday cottage complex in a coastal position.

The main house has been a loved family home and whilst affording comfortable accommodation, it would now benefit from an updating and remodelling programme. The adjoining cottage will require additional renovation.

The three holiday letting cottages are all well-presented and have been converted from a range of farm buildings. Sleeping between two and four people, they are dog friendly and attract a loyal clientele along with new guests.

The main house and cottage have their own driveways whilst a further drive with ample parking leads to the holiday cottages, land and buildings. The land itself is generally level and subdivided into a number of small enclosures, well sheltered by natural hedging and with great scope for camping or glamping (subject to all necessary consents).

The extensive range of outbuildings provide stabling, barns and workshop space.



The Packing House & Sea View Loft



Sea View Loft



The Packing House



The Stable



The Stable



The House

Extending to around 2,400 sqft, the main house provides well-proportioned family accommodation and as previously stated would benefit from updating. Approached from the rear into an impressive sun room of some 30' in length overlooking the garden, from here there are doors into the large utility/boot room and the kitchen. At the heart of the home are the interconnecting dining room and sitting room, with beamed ceilings, open fire and Aga. Completing the ground floor is a study. On the first floor there are five bedrooms together with a small shower room and separate bathroom.

The Cottages

Accessed over a separate driveway with ample parking, the three cottages adjoin the rear of the house and were converted from farm buildings that were associated with the original cut flower business.

The Stable (Sleeps 2)

A single storey cottage comprising an open plan kitchen/living area with double bedroom and shower room. To the front is a courtyard and separate lawn on the opposite side of the driveway.

The Packing House (Sleeps 4)

Set to the rear of its own parking area with sun terrace and lawn. A ground floor apartment with spacious open plan kitchen/living area, two bedrooms and a shower room.

Sea View Loft (Sleeps 4)

A first-floor apartment which is approached over external steps. Again, beautifully presented with an open plan kitchen/living area, two bedrooms and a shower room. In common with The Packing House it benefits from independent parking and lawn.

Trevean

Attached to the main house and originally interconnecting, Trevean is a two-storey cottage that until recently was let for many years to a residential tenant. The property requires comprehensive renovation but will form a lovely home or additional letting unit.

The independent driveway allows access to a sunroom with doors into the sitting room. At the rear of the property is a kitchen and dining room. On the first floor are two bedrooms and a shower room.

Gardens, Grounds and Outbuildings

The main house overlooks a lawned garden, adjacent to which is a useful outbuilding subdivided into a workshop and store.

The gravelled drive has plentiful parking with a large workshop. Beyond here is a substantial two-bay open fronted barn and then a stable block with four stables, tack room and adjoining barn. Opposite this is an old three-bedroom static caravan and additional timber building.

Previously used for the growing of flowers, the land is subdivided into a series of small paddocks which are either level or gently sloping. Two of the fields have road frontage and field gates with a third on the eastern boundary opening onto a footpath. They are generally enclosed by mature hedges and lend themselves to perhaps camping/glamping (subject to necessary consents), a smallholding, equestrian use or just a lovely area to walk around.

The Business

Little Trevean is a successful, established holiday destination characterised with significant returning visitors and new guests who currently find their getaways through sykescottages.co.uk. The business is run by the vendors and accounts can be made available to interested parties after viewing.

Services

Mains electricity and water. Private drainage. Oil fired central heating to the holiday cottages.

Rights Of Way

The property is sold subject to and with the benefit of any public or private rights of way. In particular, a public footpath runs along the most southerly boundary through the field. A short section of public footpath also passes through some roadside ground but is not used.

Outgoings

The property is freehold and the residence is in Council Tax Band D. Trevean is in Council Tax Band C. The Holiday Cottages have a current Rateable Value of £6,400.

Fixtures, Fittings & 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 cottages will be included.

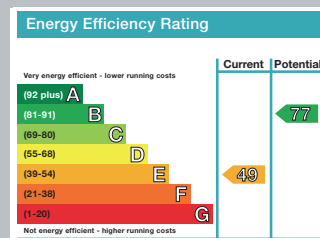
All prices are quoted exclusive of VAT, where applicable.

Viewings

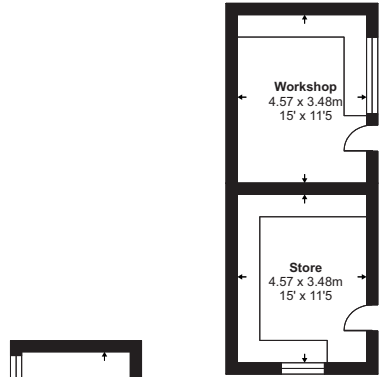
Strictly by prior appointment with Stags Holiday Complex Department on 01392 680058 or Stags Truro Office on 01872 264488.

Disclaimer

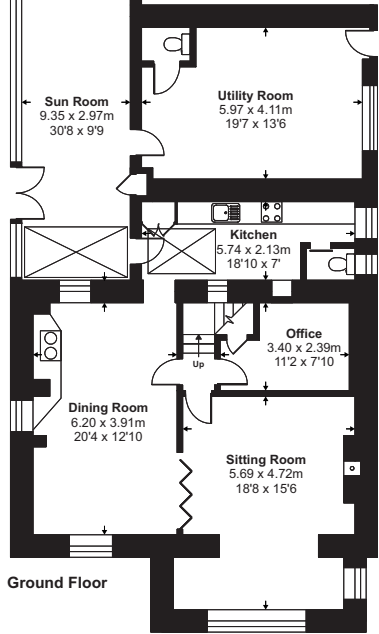
These particulars are a guide only and should not be relied upon for any purpose.



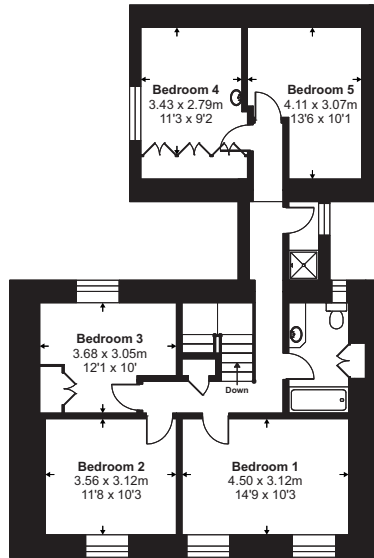
Not to scale. For identification purposes only.



Outbuilding

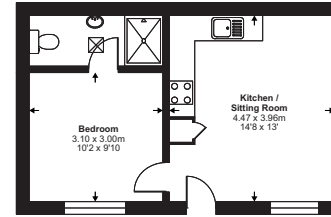


Ground Floor

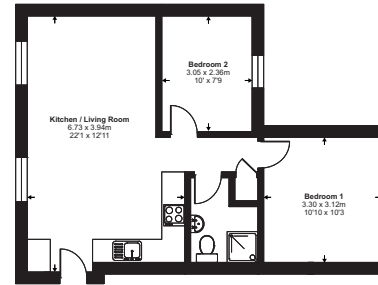


First Floor

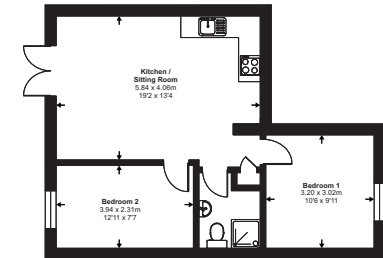
The Stable



Sea View Loft

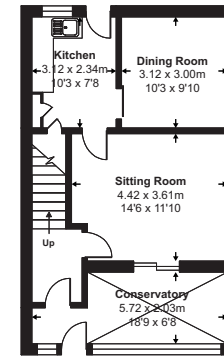


The Packing House

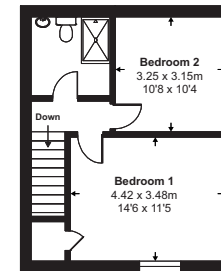


Ground Floor

Trevean



Ground Floor



First Floor

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