



Arrowan Common Farm







# Arrowan Common Farm

Coverack, Helston, Cornwall, TR12 6SH

Coverack - 3 miles Cadgwith - 8 miles Kennack Sands - 6.5 miles

A fabulous small holiday cottage complex, just inland from the south coast in an Area of Outstanding Natural Beauty amidst grounds of around 2.5 acres

- 3 Bedroom owners cottage
- One 3 Bedroom holiday cottage
- Two 2 Bedroom holiday cottages
- Total of around 2.5 acres
- Freehold
- Outbuildings with consent for conversion
- All beautifully presented
- Views to the sea and Lizard Point
- Gardens and grounds
- Rateable Value £16,250

Guide Price £1,200,000

## Stags Truro

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@StagsProperty

## SITUATION

Arrowan Common Farm is situated in a glorious rural position within an Area of Outstanding Natural Beauty on the scenic Lizard Peninsula. The nearest small hamlet is Ponsongath with the larger coastal village of Coverack lying just over 3 miles away.

Coverack is a picturesque harbour village with a rich maritime and fishing industry. This idyllic cove is now a popular holiday destination and bustles over the summer months with a range of restaurants and shops together with the Coverack Wind Surfing Centre which has a variety of water sports on offer.

The Lizard remains one of the most unspoilt areas in Cornwall renowned for its stunning coastal scenery and untouched rural hinterland. The peninsula is the most southerly point of England with wide expanses owned by private estates or The National Trust. Nearby beaches and coves include those at Kennack Sands, Kynance, Porthoustock and Porthallow whilst the beautiful wooded creeks of the Helford River are also readily accessible.

## THE PROPERTY

Just inland from the coast with views to Lizard Point and the sea, Arrowan Common Farm is an idyllic 'Lifestyle Business', presenting an outstanding opportunity to acquire a manageable Holiday Cottage Complex within gardens and grounds of just over 2.5 acres.

Following a comprehensive programme of re-modeling and refurbishment, the property now comprises a three bedroom owners residence, a pair of two bedroom holiday cottages and a further three bedroom holiday cottage, all of which are beautifully presented throughout.

Surrounding the properties is ample parking together with a substantial timber barn and further outbuildings that benefit from extant consent for conversion to three additional holiday units.

## KEEPERS COTTAGE

Consent has recently been granted for the property to be occupied as an owners/managers dwelling or to continue in its use as a holiday let. The property is approached into a reception hall, off which there is a bedroom with en-suite shower room. On the southern side of the dwelling is a spacious open plan living area with contemporary kitchen and feature traditional fireplace, inset with a woodburning stove. Leading off here is a broad conservatory with doors opening to the low maintenance garden.

On the upper floor are found two further bedrooms (one en-suite cloakroom) along with a family bathroom.

## HORSESHOE COTTAGE

A lovely holiday cottage that is arranged in a reverse level style to capitalise on the coastal and rural views. On the ground floor are found two bedrooms along with a contemporary shower room. The impressive open plan living area has a range of cream shaker style units with timber work surfaces and benefits from great views.

## THE BARN

In common with Horseshoe Cottage, The Barn has the living accommodation at first floor level whilst on the ground floor are two bedrooms and a shower room with access to the garden area.





### HOLLY COTTAGE

Holly Cottage has a large open plan kitchen/living room with wide bi-fold doors opening to the fabulous lawned garden with sun terrace. The kitchen is contemporary in style with access to a cloakroom. On the first floor are found three bedrooms (one en-suite) plus a further shower room.

### GARDENS AND GROUNDS

The property is approached over a private driveway from the highway, leading to areas that provide ample parking for both guests and owners. Adjacent to the drive is a substantial open fronted timber barn along with other outbuildings that have extant planning consent for conversion to three additional holiday cottages under application reference PA20/00599.

On the northern side of the properties is a level paddock of around 1 acre within which are located the oil tanks, boilers and the private drainage system. An interesting feature is a Scheduled Monument identified as a Bronze Age Barrow located in a delightful wooded area to the south of the buildings which benefits from some fabulous views across farmland to the sea and Lizard Point.

### THE BUSINESS

The current owners live remotely from the property and have assistance from local individuals to operate the holiday letting business across all four of the cottages. The cottages are promoted through sites such as Booking.com and Airbnb. Accounts can be made available to interested parties after viewing.

### SERVICES

Mains metered water and electricity. Private drainage (type TBC). Up to Ultrafast broadband is available in the area (Ofcom). It is likely that mobile coverage is available at the property (Ofcom)

### RIGHTS OF WAY

The property is sold subject to and with the benefit of any public or private right of way. In particular, a public footpath passes through the property.

### OUTGOINGS

The property has a current Rateable Value of £16,250

### 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 cottages will be included. All prices are quoted exclusive of VAT, where applicable.

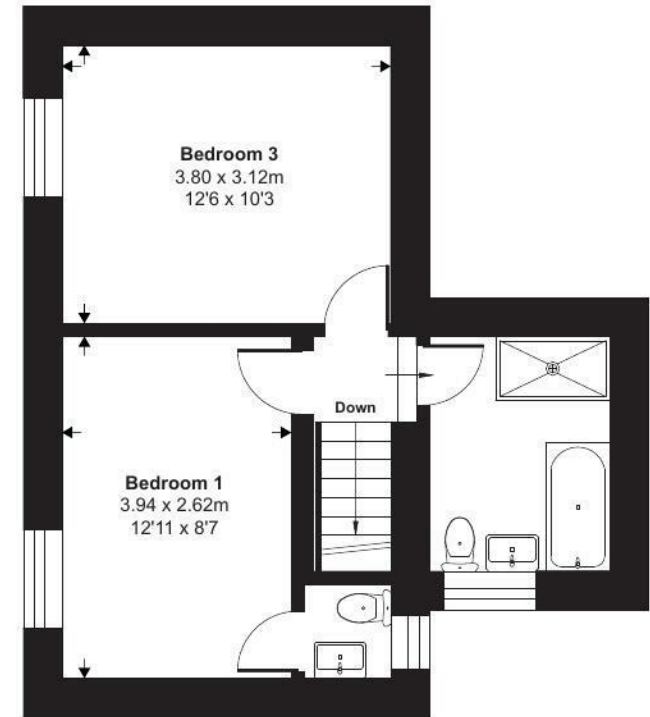
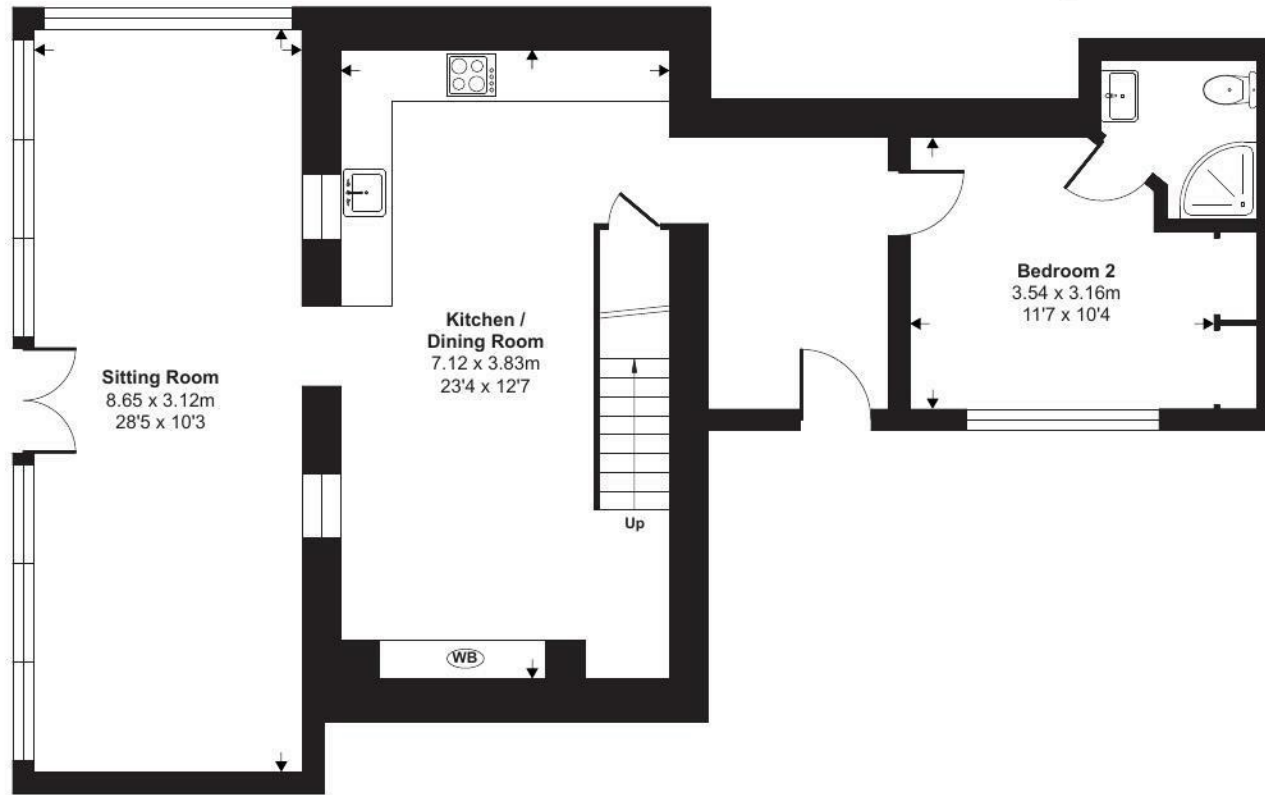
### VIEWINGS

Strictly by prior appointment with Stags' Holiday Complexes Department on 01392 680058 or Stags Truro office on 01872 264488.

Approximate Area = 1259 sq ft / 116.9 sq m

For identification only - Not to scale

### Keepers Cottage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1111015



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



