



C A E R K I E F F A R M

Caerkief Farm

Perranwell, Goonhavern, Truro, TR4 9PB

- Perranporth 2.5 miles
- Goonhavern 1 mile
- Truro 8 miles
- Newquay 6.5 miles

An idyllic holiday cottage complex close to the North Coast with character house, four holiday cottages and around 7 acres of land

- Four-bedroom family house
- Four well-presented holiday cottages
- Workshop
- Substantial barn
- Studio area
- Rural outlook
- Paddocks

In all approaching 7 acres (2.83 hectares)



camel
H O M E S





Stags Holiday Complexes
21/22 Southernhay West
Exeter, Devon EX1 1PR
Tel: 01392 680058
Email: holidaycomplexes@stags.co.uk

Stags Truro Office
61 Lemon Street, Truro
Cornwall TR1 2PE
Tel: 01872 264488
Email: truro@stags.co.uk

The London Office
40 St James's Place
London SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk

Camel Homes
9 St Pirans Rd,
Perranporth TR6 0BH
Tel: 01872 571454
Email: sales@camelhomes.co.uk



stags.co.uk

Situation

Surrounded by open countryside and approached over a byway, Caerkief Farm is an idyllic Holiday Cottage Complex that enjoys the benefits of a rural position alongside easy access to both the North Coast and nearby towns.

Within 2.5 miles is Perranporth, renowned for a three mile stretch of sandy beach and excellent surfing. The town offers a range of amenities together with a links golf course. Other notable beaches include Crantock, Holywell Bay and the world famous Fistral Beach at Newquay.

The nearby village of Goonhavern provides local facilities including a garden centre, public house, general store and primary school.

Newquay provides a comprehensive range of shopping facilities including supermarkets together with amenities to satisfy banking, schooling and leisure requirements. Within approximate 8 miles is the cathedral city of Truro which is now the commercial heart of the county and a vibrant shopping centre with many national retailers represented.

Newquay has a branch line railway station whilst at Truro there is a mainline connection to London Paddington. Approximately 13 miles distance is Newquay Airport with a number of scheduled domestic and international flights.

The Property

Offered to the open market for the first time in over 10 years, Caerkief Farm presents to the market an established holiday cottage complex with impressive reviews, repeat visitors and a fabulous location.

The main house faces approximately south-west and features a handsome exposed stone façade, with views over surrounding farmland.

Two of the cottages were converted from traditional farm buildings, we understand that Babes Cottage was the piggery and Hollies Cottage the grain store. Both retain a wealth of character features and overlook the meadow.

The Lookout and Meadow's Edge benefit from a raised position, broad sun deck and lovely views.

To the rear of the properties is a workshop and store

together with a substantial portal frame farm building upon which are sited solar panels. Surrounding the buildings are gardens and grounds including three pasture paddocks.

The House

Extending to around 1,340 sqft, the farmhouse offers beautifully presented accommodation with the ground floor having a semi open-plan living area with triple aspect kitchen/dining room, appointed with contemporary units, breakfast bar and space for an LPG Range. The light and airy sitting room includes a wood burning stove on a slate hearth and rural views. Completing this floor is a sun room, rear porch and cloakroom.

On the first floor are four bedrooms (one en-suite) and a family bathroom.

The Cottages

Accessed over a separate driveway with ample parking, the four cottages adjoin the meadow and a large granite chipped sun terrace with views to open countryside.

Hollies Cottage

A two-storey conversion, arranged in a reverse level style and approached over an external staircase to an elevated balcony. The open plan living area has an open beam ceiling, Shaker style kitchen and stairs descending to the bedroom and bathroom.

Babes Cottage

A cosy sitting room leads onto the well-appointed kitchen with Shaker style units and from here onto an inner hallway, bedroom and bathroom

Meadow's Edge & The Lookout

A pair of similar units providing apartment-style accommodation with an interconnecting door, if required. A broad sundeck stretches across the front and from here there are lovely vistas. Each has an open plan living area with full width glazing together with a bedroom and shower room.



Hollies Cottage



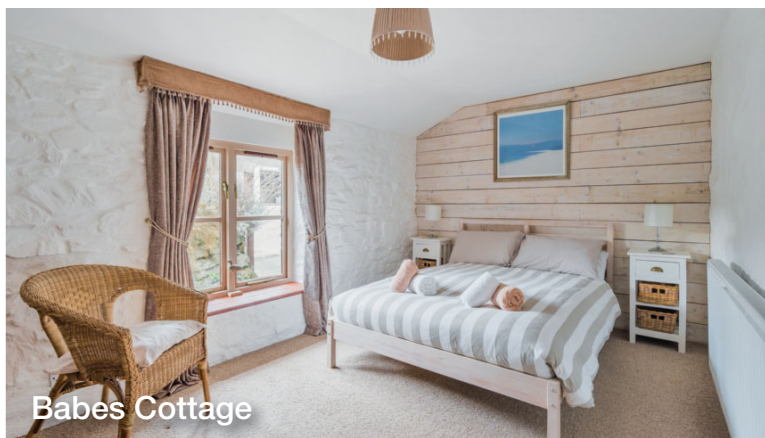
Hollies Cottage



Babes Cottage



Babes Cottage



Babes Cottage



The Lookout

Gardens, Grounds And Outbuildings

Caerkief Farm is a ring fenced smallholding incorporating gardens, grounds and three paddocks. The cottages and farmhouse each benefit from independent driveway accesses allowing a good degree of privacy for both owners and holiday guests.

To the front of the farmhouse is a delightful lawn, gently shaded by mature trees. To the east of the farmhouse is a slightly elevated area of the grounds with vegetable beds and fruit trees.

There is ample parking to the rear on a gravelled driveway, adjacent to which is a sizeable workshop and store (with inspection pit). Also in the rear courtyard is a useful studio/office area, ideal for those working from home or as overspill guest accommodation. This comprises a utility, linen store, bathroom and flexible room with small kitchenette.

Some distance from the dwelling is a substantial portal framed agricultural building measuring around 56' x 70' that would lend itself to a variety of uses. It should be noted that the vendors sought pre application advice for conversion of the barn to a dwelling under reference PA22/01839/PREAPP. Further details are available on Cornwall Council's Online Planning Register.

As previously mentioned, the cottages are approached over a separate driveway to a broad granite chipped parking area with sun terrace, overlooking the recreation meadow to open countryside beyond.

The three paddocks are enclosed and laid to pasture. The enclosure to the front of the cottages is utilised by guests whilst the remaining two are ideal for equestrian or hobby farming use.

The Business

Caerkief Farm is a successful, established holiday destination characterised with significant returning visitors and new guests who currently find their getaways through www.cottages.com and the vendors own website, www.caerkiefcottages.com. The business is run by the vendors with additional

cleaners. Accounts can be made available to interested parties after viewing.

Services

Mains electricity and water. Private drainage. Solar panels, supplemented by a wood burning stove providing hot water and under floor heating in main house. Liquid gas providing heating to the cottages.

Rights Of Way

The property is sold subject to and with the benefit of any public or private rights of way. There are no recorded rights of way across the land however the property is approached over a public byway.

Outgoings

The property is freehold and the main residence is in Council Tax Band E. Hollies Cottage and Babes Cottage have a Rateable Value of £3,200 (Subject to small business rate relief).

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.

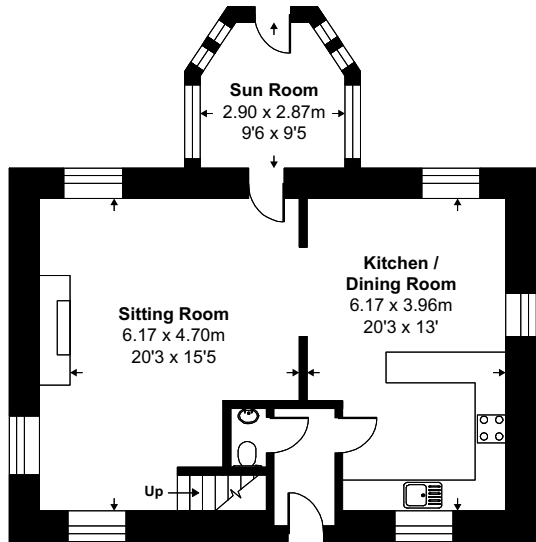
All prices are quoted exclusive of VAT, where applicable.

Viewing

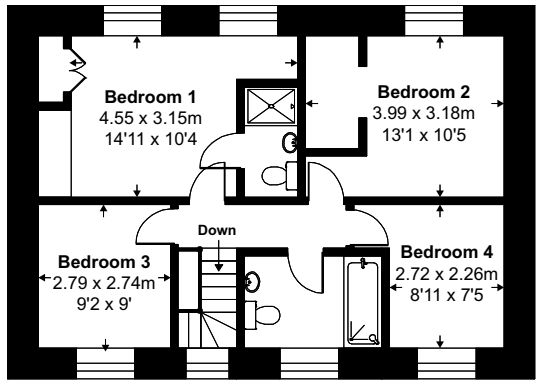
Strictly by prior appointment with Stags Holiday Complex Department on 01392 680058, Stags Truro Office on 01872 26448 or Camel Homes on 01872 571454

Disclaimer

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



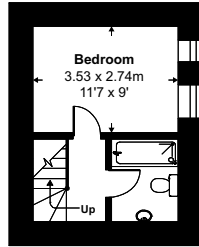
**Caerkief Farmhouse
Ground Floor**



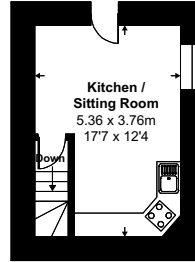
**Caerkief Farmhouse
First Floor**



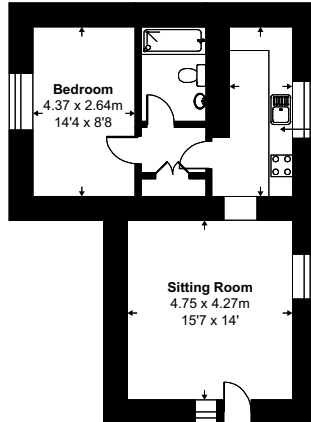
Approximate Area = 3286 sq ft / 305.2 sq m
 Outbuildings = 4581 sq ft / 425.5 sq m
 Total = 7867 sq ft / 730.8 sq m
 For identification only - Not to scale



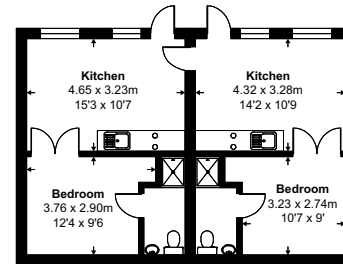
**Hollies Cottage
Ground Floor**



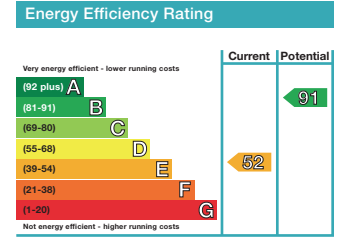
**Hollies Cottage
First Floor**



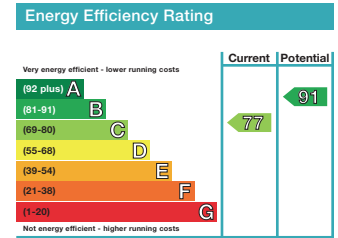
Babes Cottage



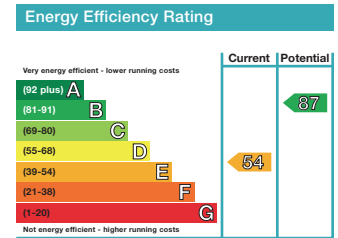
The Lookout & Meadows Edge



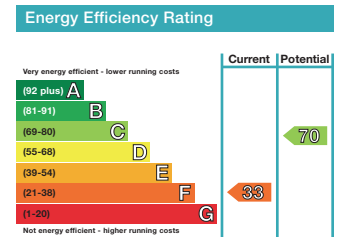
Hollies Cottage



The Lookout



Babes Cottage



Caerkief Farm



