



Talehay







Talehay

Pelynt, Looe, Cornwall, PL13 2LT

Looe 5 miles Polperro 4.5 miles Fowey 7 miles (by ferry) Plymouth 25 miles

An attractive character holiday cottage complex amidst open countryside, just inland from the south Cornish coastline.

- Close to the South Cornish coast
- Four quality holiday cottages
- Picturesque paddock with Barbeque Hut
- Attractive courtyard setting
- Freehold
- Handsome 4 bedroom Listed farmhouse
- Established gardens
- Lovely rural views
- Extensive parking
- Council Tax and Business Rates

Guide Price £1,400,000

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SITUATION

Talehay enjoys a peaceful rural setting about four miles inland from the unspoilt South Cornish coast between Looe and Fowey, known for its sandy coves, sea views, and scenic cliff walks.

The historic harbour town of Looe, just five miles away, offers shops, restaurants, a branch line railway to Liskeard, and is popular with tourists and boating enthusiasts. Nearby coastal villages like Polruan, Polperro, and Fowey each have charming harbours, with the Fowey Estuary favoured for sailing. The closest beach is at Talland Bay, and St Mellion Golf Course lies around 20 miles away.

THE PROPERTY

Talehay is an established holiday cottage complex, under the same ownership for 19 years. Over that time, the cottages have been tastefully updated to offer high-quality guest accommodation.

Encircling three sides of a granite chipped courtyard, the farmhouse and cottages all have handsome stone elevations, the farmhouse in particular being Grade II Listed and thought to originally date from the 17th Century.

The four cottages, converted from original farm buildings, are well-equipped and comfortably furnished, sleeping between two and four guests.

Accessed via a quiet country lanes and surrounded by open farmland, the property spans approximately 3.5 acres. This includes mature gardens and a 2.5-acre paddock, featuring a barbecue hut ideally positioned to enjoy the far-reaching views.

THE FARMHOUSE

Accessed through a walled garden from the courtyard, this characterful home offers stylish family living with a blend of period features and modern touches.

The Reception Hall opens to a slate-tiled Dining Room with a wood-burning stove and glass wall. A cosy Snug, also with a stove, leads to a rear Hall with Utility and Cloakroom. Opposite, the spacious Sitting Room features a beamed ceiling, slate floor, and fireplace with clome oven. The impressive family Kitchen boasts a vaulted ceiling, Shaker-style units, and quartz worktops, with access to a Bathroom, Bedroom, and Mezzanine.

Upstairs are three Bedrooms, including a Master with En-Suite, a modern Family Bathroom with freestanding bath, and a Study.

THE COTTAGES

The four cottages provide a variety of attractive character accommodation and all benefit from oil-fired central heating. They are available fully equipped and each has views, to a greater or lesser extent, over the grounds and countryside beyond.

Barn Cottage (Sleeps 2)

A semi-detached two storey property that forms one part of a pair with Owl Cottage. At ground floor level is found an open-plan Sitting Room/Kitchen with open beamed ceiling whilst at first floor level is a Bedroom and Bathroom.





Owl Cottage (Sleeps 4)

At ground floor level is a spacious open-plan Kitchen/Living Room with central staircase rising to the first floor. Here, there are two Bedrooms and a Bathroom

The Coach House (Sleeps 2)

A single storey cottage with spacious open-plan Living Area, a Double Bedroom and Shower room.

The Lodge (Sleeps 2)

Again, single storey, the accommodation is studio style with an open-plan Bedroom/Sitting Room/Kitchen together with a Shower room.

GARDENS & GROUNDS

A five-bar gate provides vehicular access off the lane into the central gravelled courtyard where there is parking for numerous vehicles. To one side is a Double Garage together with Wood Store and additional Workshop. Around the courtyard there are raised flowerbeds with stone retaining walls and the grounds to the cottages are laid to lawn providing communal areas for picnics and barbeques.

The main farmhouse has an attractive garden to the rear which, at a higher level, includes a children's playground and barbeque area.

Beyond the gardens is a single pasture paddock of approximately 2.5 acres where wonderful views are enjoyed and a barbeque hut is placed.

THE BUSINESS

The business enjoys a healthy level of turnover; however it is clear that potential exists to extend this. The property is located near the coastline and the popular tourist destinations of Polperro, Fowey and Looe which make it an ideal location to explore

The property is promoted through, www.talehay.co.uk together with a variety of other websites including booking.com. Accounts can be made available to interested parties following viewing.

Normal fixtures and fittings associated with this type of property are included in the sale and a detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts. All prices are quoted exclusive of VAT, where applicable.

SERVICES

Private water supply and private drainage (septic tank). Mains electricity. Oil-fired central heating. Electric car charging point. Upto ultrafast broadband available (Ofcom). Mobile network coverage is good outdoors (Ofcom)

OUTGOINGS

The Farmhouse is in Council Tax Band F and the Cottages have a rateable value of £7,300.

VIEWINGS

Strictly by prior appointment with Stags' Holiday Complex Department on 01392 680058 or Ben Stephens in Stags' Truro office on 01872 264488.

DIRECTIONS

Full directions can be found on www.talehay.co.uk and it is advised that you do not follow sat nav.

Approximate Gross Internal Area
 Farmhouse = 234.7 sq m / 2526 sq ft
 Mezzanine = 20.9 sq m / 225 sq ft
 Total = 255.6 sq m / 2751 sq ft
 (Excluding Void)

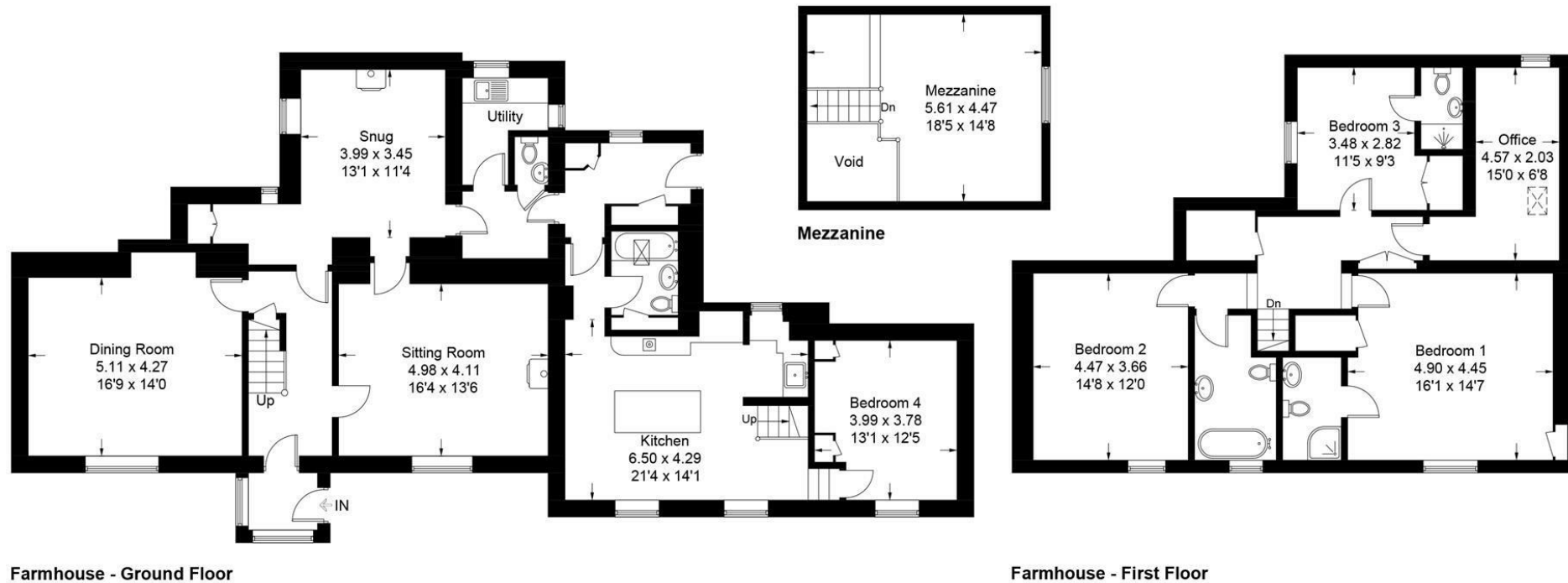


Illustration for identification purposes only, measurements are approximate,
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars 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) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



