

Bocaddon

Lanreath, Looe





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Bocaddon Farm, as a whole, offers a fabulous and much-sought-after rural way of life. It combines peaceful, idyllic rural lifestyle with a significant business income. The property also offers the most wonderful coastal/sailing/boating lifestyle with the south Cornish coast within five miles. The combination and mix of the attractive courtyard of original farm buildings now providing both holiday cottages and longer-term rental cottages along with the fabulous 5 bedroom family home is rare and provide the perfect flexible accommodation for multi-generational living.

Talland Bay 4 miles, Looe 6 miles, Polperro 7 miles, Fowey 7 miles, Polruan 8 miles, Plymouth 30 miles, Truro 39 miles, Exeter 67 miles

(All distances are approximate)

Bocaddon Farmhouse: Drawing room/dining room | Kitchen | Conservatory | Sitting room | Study | Inner hallway | Utility room and pantry | Downstairs bathroom
Principal bedroom with en-suite shower room | Two guest bedrooms each with en-suite bathrooms (both with a bath and shower) | Two further bedrooms | Family bathroom
Private walled garden | Private parking

Katie's Cottage: Kitchen/living room | Bathroom (with bath and shower) | Bedroom | First floor sitting room/bedroom

Bocaddon Marghty: Porch | Kitchen/dining room | Sitting room | Utility room | Two bedrooms | Family bathroom | Separate WC

Bramble-byre: Kitchen/living room | Two bedrooms each with an en suite shower room | Porch

Dairy Dell: Kitchen/living room | Bedroom with an en suite shower room | Bedroom with an en suite bathroom (with both a bath and a shower) | Porch

Gardens and grounds | Covered and heated swimming pool | Garden/mower store | Pond | Terrace | Lawns | Private parking

Gross Internal floor Area (approx.):

Bocaddon Farmhouse: 3,091 sq ft (287.2 sq m)

Katie's Cottage: 768 sq ft (71.4 sq m)

Bocaddon Marghty: 1,531 sq ft (142.3 sq m)

Bramble-bryre: 769 sq ft (71.5 sq m)

Dairy Dell: 708 sq ft (65.8 sq m)

Lot 1: House, cottages, gardens and grounds (bordered by red on page 15)

- In all about 3.73 acres (1.51 Ha)

Lot 2: land (bordered by blue on page 15 and for sale by separate negotiation)

- In all about 2.27 acres (0.92 Ha)

Lot 3: land (bordered by purple on page 15 and for sale by separate negotiation)

- In all about 2.15 acres (0.87 Ha)



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Bocaddon – for sale freehold

Bocaddon Farm is set in a tranquil, rural location yet lies within easy reach of the most beautiful parts of Cornwall. The property is only a short drive from Talland Bay, Looe and Polperro and some of the most beautiful beaches on the South Cornish Coast. Also not far away are Fowey and Charlestown. The North Cornish beaches are also easily accessible from the property, as are both the A30 and A38.

The property consists of the main five-bedroom family home with its own private garden and outbuilding, Bocaddon Marghty (a two-bedroom detached cottage currently let out on an Assured Shorthold Tenancy [AST]), Katie's Cottage (a one-bedroom detached cottage currently let out on an

AST), and Bramble Byre and Dairy Dell (semi-detached and both single story converted barns let out for short holidays). Within the spacious gardens and grounds is a covered swimming pool and spa. The property faces almost due south and enjoys far-reaching rural views out towards the coast.

Bocaddon Farmhouse

The porch and front door to the main house leads into an impressive and spacious reception or family room that is perfect for entertaining. It forms the focal point to the home and has a wood burner at one end, slate flag flooring and a dining room at the other end. A door leads out to the private walled garden. Beyond this is the sitting room that also has a wood burner and this leads through to the kitchen that has an



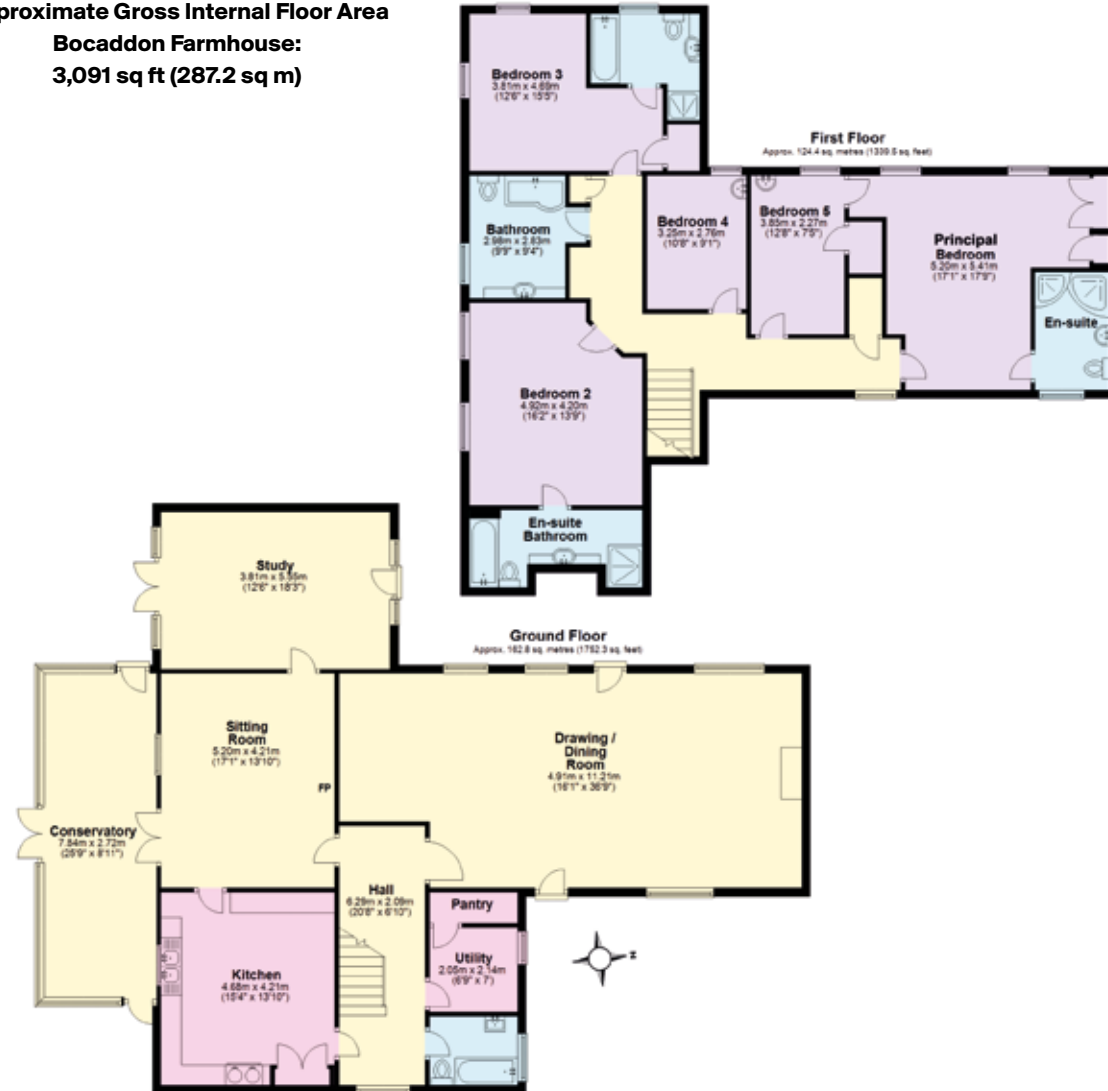


oil-fired 2-door Aga. A conservatory runs along the length of the south-facing façade and overlooks the garden and makes the most of the glorious rural views. Beyond the sitting room is an office with French doors that lead out onto the south-facing terrace and garden and to the other side of the office a door leads out to the front courtyard. Off the inner staircase hallway is a utility room and downstairs bathroom.

Stairs lead up to the first floor landing and corridor, off which are 3 bedrooms with ensuites, a family bathroom and two further bedrooms. Two of the bedroom suites have been used for a Bed & Breakfast business in recent years.

The family home has its own private walled garden that is centred on a grand and impressive magnolia tree. There is also a garden shed off the private courtyard in front of the house.

**Approximate Gross Internal Floor Area
Bocaddon Farmhouse:
3,091 sq ft (287.2 sq m)**



Bocaddon Marghty

Bocaddon Marghty (Marghty is the Cornish word for stable) was converted from the original stable into a charming two-bedroom detached cottage in 1989. It has full residential planning. The porch leads into a kitchen/dining room with an electric free-standing cooker. In turn, this leads through to a lovely sitting room that is full of charm and character and has an open fireplace. French doors lead out to a south-facing terrace. Behind the sitting room is a utility room and a back door that leads out to the rear patio and shared garden (with Katie's Cottage).

Upstairs and off the landing is a lovely glazed meditation area, two bedrooms and a family bathroom.

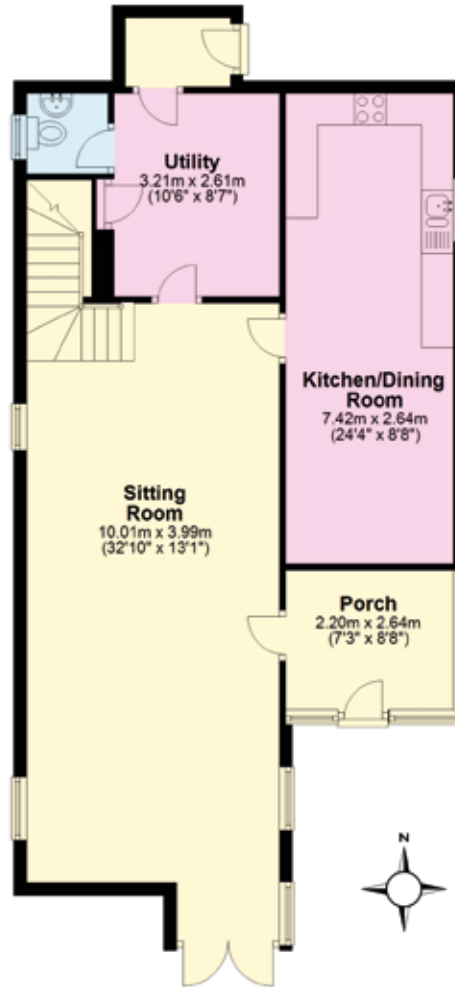




Approximate Gross Internal Floor Area
Bocaddon Farmhouse: 1,531 sq ft (142.3 sq m)

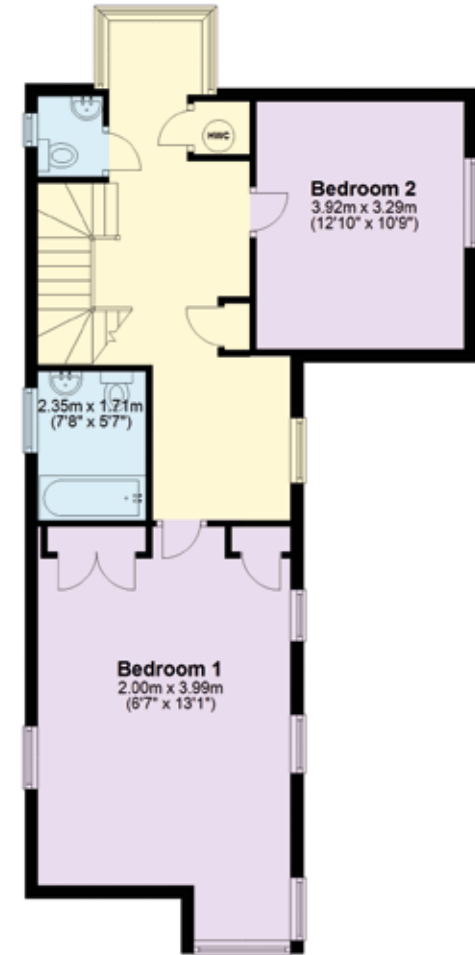
Ground Floor

Approx. 79.0 sq. metres (850.0 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.5 sq. feet)





**Approximate Gross Internal Floor Area
Katie's Cottage: 768 sq ft (71.4 sq m)**





Katie's Cottage

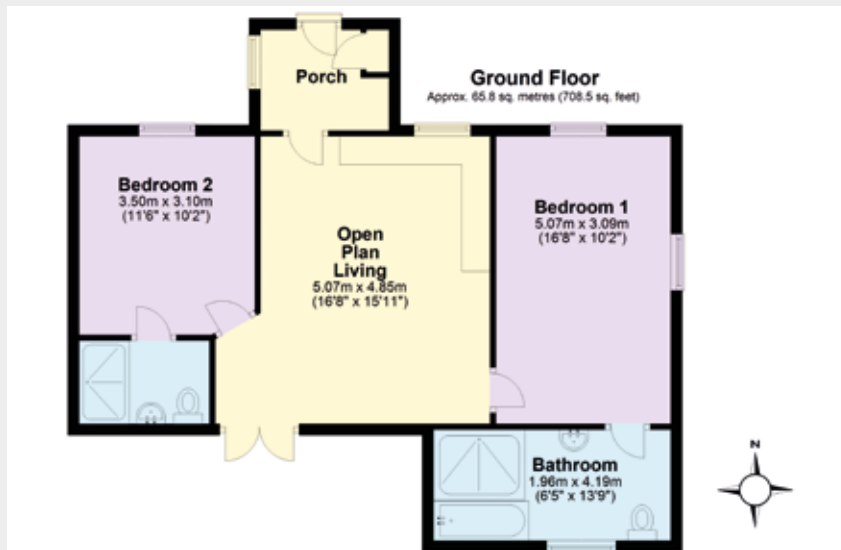
In 1997 Katie's Cottage was converted from the piggery into a cosy one-bedroom cottage. It has full residential planning as ancillary accommodation. The front door leads into a corridor off which are the bedroom, bathroom (with both a bath and a shower) and the kitchen/dining room. The kitchen has an electric free-standing cooker, stairs that lead up to the first floor, French doors that lead out to the parking area in front and a back door that leads out to the rear patio and shared garden (with Bocaddon Marghty). Upstairs there is a sitting room.

Both Bocaddon Marghty and Katie's Cottage are currently let out on ASTs.

**Approximate Gross Internal Floor Area
Bramble-bryre: 769 sq ft (71.5 sq m)**



**Approximate Gross Internal Floor Area
Dairy Dell: 708 sq ft (65.8 sq m)**





Bramble Byre

Bramble Byre and Dairy Dell

The old cowshed, Bramble Byre, and the old dairy, Dairy Dell, were converted into short-term holiday let cottages in 2000. Of note, both these semi-detached cottages offer holiday accommodation for visitors with physical disabilities. Both have two bedrooms with en suite bathrooms (one with a shower with disabled access and the other with a bath). The kitchen/living room in both cottages has induction hobs and electric ovens. There is a porch at the front and a rear door leads out to a private, south-facing terrace for each cottage.



Dairy Dell

Gardens and grounds

Within the spacious gardens and grounds is a covered swimming pool that is heated all year round. In addition to the main pool, that is 4'6" deep throughout, there is a separate children's pool and a spa/Jacuzzi.

Land (Lots 1, 2 and 3)

Lot 1 includes the main house, the four cottages, gardens, grounds, a paddock and woodland all bordered by red on page 15, extending in all to about 3.73 acres. For sale by separate negotiation are two additional and adjoining paddocks: Lot 2 is boarded by blue on page 15 and extends in all to about 2.27 acres; Lot 3 is bordered by purple on page 15 and extends in all to about 2.15 acres.

Lettings business

The holiday rental business generates about £30,000 p.a gross. The B&B business within the farmhouse (now no longer operating) generated about £10,000 gross p.a. The two cottages let out on ATS produce further income. Please visit:

<http://www.bocaddon.com>

South Cornwall

Bocaddon is set in a quiet rural location within the Cornish countryside close the south coast of Cornwall. The popular coastal town of Polperro is 7 miles south and Looe is 4 miles south east. Plymouth is 30 miles to the south east and Truro is 39 miles to the south west both offering a comprehensive range of shopping and leisure facilities.

The South West Coastal path is within 4 miles of the property offering some of the most spectacular walking in the region. Looe, Plymouth and Fowey are the perfect cruising bases from which to explore the Channel Islands and beautiful harbours and creeks of the West Country. The Theatre Royal at Plymouth is the largest and best attended regional producing theatre in the UK and the leading promoter of theatre in the South West.







The motorway road network as far as Exeter and then either the A30 (via Bodmin) or A38 (via Plymouth) makes Bocaddon very accessible. Regular Intercity rail services from Par, Bodmin and Plymouth.

EPC Ratings

Bocaddon Farmhouse: F
Katie's Cottage: E
Bocaddon Marghty: D
Bramble-bryre: D
Dairy Dell: D

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.



Viewing

Viewing is strictly by prior appointment with the Joint Sole Agents Knight Frank LLP and D.R.Kivell Country Property.

Services

Mains water, electricity and drainage.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5D

Directions (PL13 2PG)

From Plymouth take the A38, continue on this road passing Liskeard and at Dobwalls roundabout take the second exit signed A390 St Austell. Proceed through East Taphouse

and take the left hand turning onto the B3359. Continue for approximately 4 miles taking the right hand turn signed to Stone Rush lakes and Bocaddon. Continue for a short distance and the entrance to Bocaddon is found on the left hand side.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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