

# Badgers Sett, Draynes, Liskeard, Cornwall

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A beautiful detached stone-built house with three superb cottages providing a proven rental income, all situated in about 1.4 acres of lovely gardens, in a **peaceful and idyllic setting.**

**Summary of accommodation**

**Badgers Sett**

**Ground Floor:** Entrance hall | Kitchen/breakfast room | Utility room | Laundry/boot room | Two double bedrooms | Family bathroom

**First Floor:** Double bedroom with en suite shower room | Superb open plan living/dining room

**Outside:** Driveway parking | Gardens/meadow | Swiss style chalet with laundry room

In all about 1.4 acres

Gross Internal floor Area 1,878 sq. ft (175 sq. m)

**Rosemary, Thyme and Lavender**

Three holiday cottages totalling 1,791 sq ft (107 sq m)

**Distances**

St Neot 2 miles, Liskeard 5 miles, Fowey 18 miles, Cornwall Airport 27 miles

(All distances are approximate)



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## The location

Badgers Sett is situated about 10 miles from the south coast of Cornwall and about 20 miles from the north coast of Cornwall. The pretty and popular village of St Neot is about 2 miles, and offers a public house, shop, post office, primary school and a church. The larger market town of Liskeard offers a good range of amenities, including a mainline rail station with connection to London. Just down the road is the Golitha Falls National Nature Reserve, where the River Fowey flows through a gorge lined with ancient oak woodland. Bodmin Moor is less than ten miles and offers the great outdoors in abundance with miles of walking, and many outdoor pursuits to enjoy.

## Badgers Sett

A superbly presented and gorgeous home, Badgers Sett offers accommodation arranged over two floors, with spacious and flexible rooms. The ground floor includes an entrance hall, a well-appointed and newly fitted kitchen/breakfast room complete with integral appliances, utility room, boot room and cloakroom. In addition are two double bedrooms both with fitted wardrobes and a family bathroom. Stairs rise to a stunning first floor open plan living room with vaulted ceiling and granite fireplace, and a main bedroom with en suite shower room.











## Rosemary, Thyme, Lavender

All the cottages are superbly presented with well fitted kitchens, living rooms and either one or two bedrooms with equivalent bath/shower rooms, and all are rated as 4-star gold by Visit England.

Rosemary is arranged over one level and has permission for full time residential use as well as holiday use. Each cottage has been sympathetically modernised with wood burning stoves installed, retaining features such as beamed ceilings and stone walls. Further information can be found at the dedicated website, [www.badgersholidaycottages.co.uk](http://www.badgersholidaycottages.co.uk)

## Gardens and outside

The setting of Badgers Sett is quite idyllic, with the main house and the cottages centred around a large sweeping driveway with gravelled parking and approached through a five-bar gate. The gardens are well-stocked and beautifully cared for, and having been established several years, provide a wealth of colour during the spring and summer months. The gardens wrap around the cottages, and Lavender, Thyme, and Badgers Sett each have their own dedicated gardens.





**Approximate Gross Internal Floor Area**

**Badgers Sett Area = 175 sq m / 1878 sq ft**

**Thyme Area = 65 sq m / 695 sq ft**

**Lavender Area = 59 sq m / 639 sq ft**

**Rosemary Area = 42 sq m / 457 sq ft**

**Outbuilding Area = 14 sq m / 148 sq ft**

**Total Area = 355 sq m / 3817 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





The gardens, which extend to about 1.4 acres are largely level and laid to lawn with a beautiful backdrop of open countryside. A large Swiss style timber lodge provides a laundry/utility room for the guests' use, but this would make a wonderful studio if preferred.

## Services

Private water via bore hole with UV treatment plant, private drainage, with newly installed treatment plant, mains electric, oil-fired central heating

## Agent's note

Please be advised there is a public footpath which runs along the edge of the guest garden/meadow, although this is rarely used.

## Fixtures and fittings

All items usually known as owners' 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 agents Knight Frank.

## Directions (PL14 6RY)

Take the A30 towards Bodmin, leaving at the exit for Jamaica Inn and Bolventor. At the end of the slip road turn left and continue into Bolvento, taking the first left turn towards St. Cleer and Golitha Falls and continue for about 5 miles. Turn right to Golitha Falls and proceed over the stone bridge and after about a mile Badgers Sett will be seen on right.

**What3words:** enter.poorly.greet





# Property information

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax: Badgers Sett – Band D

EPC Ratings: Badgers Sett – E, Rosemary – D, Thyme – D, Lavender – E

Guide Price: Offers over £1,100,000



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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