



B A D G E R S S E T T

Badgers Sett

Draynes St Neot, Liskeard, Cornwall, PL14 6RY

- St Neot 2 miles
- Liskeard and A38 5 miles
- A30 7 miles
- Looe and beaches 12 miles

A very attractive collection of converted former barns, forming a successful small holiday complex with beautiful gardens in an idyllic country location.

- Excellent home and income opportunity
- Suitable for multi-generational living
- Successful holiday letting business
- Beautifully maintained and presented
- Idyllic country location
- Established gardens and grounds
- Good access to both A30 & A38
- Good access to both the North & South Coasts
- Freehold





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Introduction

A delightful character home with a good proven income in a beautiful rural and accessible setting. The four properties, converted from former stone barns, have been sympathetically upgraded in recent years and provide the perfect combination of contemporary living with period features.

Currently, all three cottages are successfully holiday let, but one has residential consent so could provide further family occupation or multi-generational living, or even shorthold letting.

The property is complemented by attractive gardens and grounds extending to 1.4 acres in all and provides plenty of parking for numerous vehicles.

This property represents a great opportunity to walk into a well-run existing home and lifestyle business with a quality owner's residence in a charming location.

Situation

Approximately 10 miles from the southeast Cornwall coast, with good north Cornwall coast access also, 5 miles from Liskeard and the A38 and 7 miles from the A30, the property is well situated and lies on the edge of Bodmin Moor. The popular village of St Neot, 2 miles, has a good community feel and benefits from a public house, shop, post office, primary school and church. Wider facilities can be found in the market town of Liskeard, with its wide range of facilities 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.

Badgers Sett is ideally placed to take advantage of the wider access to Bodmin Moor with its lakes and tors, as well both the north and south coasts of Cornwall including resorts such as Looe & Wadebridge and the wide sandy beaches of Seaton, Downderry, Harlyn, Polzeath and Bude.



Badgers Sett – The Owner's House

This impressive property offers spacious and flexible accommodation over two floors, with a stunning first floor open plan lounge and dining room with vaulted ceiling open to the exposed roof timbers, together with a feature granite fireplace and chimney breast. Badgers Sett is beautifully presented and modernised, including a recently refitted kitchen with a range of integral appliances and adjoining refitted utility, along with the bathrooms being replaced with the latest contemporary suites.

In brief, the accommodation includes, on the ground floor, entrance hall, kitchen/breakfast room, cloakroom with WC, utility and boot room, two bedrooms both with fitted wardrobes and family bathroom. On the first floor is the lounge/dining room and, via a separate staircase from the hall, a master bedroom with en-suite.





The Holiday Cottages

The collection of three holiday cottages, converted from former barns, have all been recently improved and are rated as 4-star gold by Visit England. They comprise:

Rosemary – 1 Bedroom, single storey with residential permission – Sleeps 2

Thyme – 2 Bedrooms, two-storey – Sleeps 4

Lavendar – 2 Bedrooms, two-storey – Sleeps 4

Each cottage has been sympathetically modernised with wood burning stoves installed, retaining features such as beamed ceilings and stone walls. Further details can be found on the business website www.badgersholidaycottages.co.uk

The cottages are open all year round and bookings are generated to a large degree directly via the owner's website, but also from various third party websites and online travel agents. Basic accounts can be made available for bona fide potential purchasers after a viewing.

Outside

The gated entrance leads into a gravelled turning and parking area with ample space for multiple vehicles. The properties are gathered around a central courtyard which is beautifully maintained and planted with flower and shrub beds with gravelled pathways between. A timber chalet lies to the left of the entrance, providing a laundry and cleaning store as well as a guest laundry facility with washing machine etc.

Gardens surround the properties on two sides with Lavendar, Thyme and Badgers Sett having their own private rear space. Vehicle and machine access leads from the parking area through a gate into a large open lawned area with established surrounding shrubs and trees, forming flowering soft boarders with glimpses through the trees of valley meadows beyond. This area opens up beyond a low fence into a small copse and raised terraces with two timber sheds. The gardens back onto open fields and this provides a superb backdrop of traditional Cornish pasture meadows, which are typical of the local landscape. In all, the property extends to just over 1.4 acres.

Services

Private water and drainage. Mains electric, oil-fired central heating.

Rights Of Way

The property is sold subject to and with the benefit of any public or private rights of way or boundaries, in particular a public footpath runs alongside the outer edge of the guest garden.

Outgoings

Badgers Sett – Council Tax Band D
The business Rateable Value is £5,500

Local Authority

Cornwall Council
www.cornwall.gov.uk



Directions

Head west on the A30 towards Bodmin until you reach the turning signed Jamaica Inn (this is a brown sign) and Bolventor (note that this turning is about 11 miles from the junction with the A388 at Launceston). At the end of the slip road take the first left turn (signed St. Cleer and Golitha Falls). Carry on along this road for 6 miles, taking the right turn over the stone bridge (signed Golitha Falls and Car Park). Continue along this road for 0.9 miles. Badgers Sett is on the right-hand side (the last property in the hamlet).

Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

Disclaimer

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



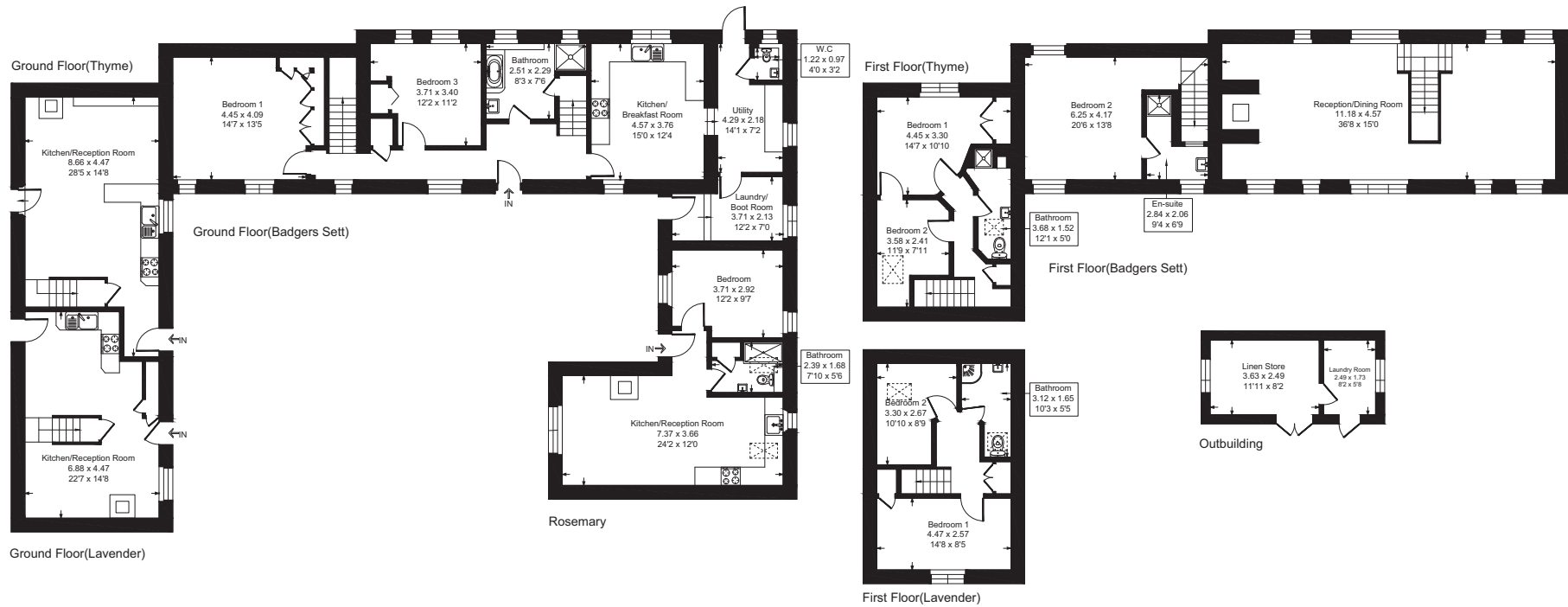


Illustration for identification purposes only, measurements are approximate, not to scale.



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