

Badgers Holt, Treworgans, Cubert, TR8 5HH



A RARE OPPORTUNITY TO BUY A SUBSTANTIAL DETACHED RESIDENTIAL PROPERTY IN ALMOST 2 LEVEL ACRES WITH HUGE POTENTIAL AS A SMALL CAMPSITE OR FOR EQUESTRIAN OWNERSHIP NESTLED IN A HAMLET BETWEEN CRANTOCK AND CUBERT

- Detached 4 bedroom, 3 bathroom main house
- Substantial shower/toilet block with stabling potential (700sqft)
- Sited 2010 Static Caravan
- Ample hardstanding and parking for multiple vehicles
- Driveway entrance with entrance barrier
- 1.9 acres in total, level with water and electric
- House overlooking land and countryside
- Detached single garage and residential garden
- Excellent condition throughout
- Former touring campsite in prime location

Price £950,000 Freehold

This former touring campsite in Treworgans has been used for purely residential purposes of late, but could be easily reinstated as a touring campsite (subject to planning permission) having the necessary infrastructure and a substantial detached timber clad shower/toilet block for guests. Nestled between Cubert and Crantock, the property sits in a small hamlet in the Countryside with a scattering of neighbours and back road riding access to Cubert Common.

Accommodation in the dwelling comprises a large central kitchen/diner and lounge flanked by three double bedrooms, all having walk-in wardrobes and en-suite facilities. A further large room could be re-purposed as a further bedroom or used as a second lounge/media room. Two side by side conservatories overlooking the land offer potential for a commercial site "reception" and a sun room. To the rear of the kitchen, there is a good sized office and a utility room/wc. The property has very flexible accommodation depending on individual commercial/residential requirements.

The acreage is largely level and runs away from the house to the South West, approached via a walled splayed entrance off a country lane with an automatic keypad barrier and multiple tarmac driveways/parking bays for vehicles and vans etc. The land has clear natural boundaries, former power supply to the land with hook-ups (not recently tested and requiring potential upgrading) and a water supply. When used commercially, the site could easily accommodate up to 30 generous touring pitches.

The 700sq ft toilet block is fully serviced and comprises a rear owner accessed boiler room along with; gents toilets & sinks with 6 showers, disabled shower/wc, ladies toilets and sinks with 6 showers and a central washing-up room with sinks. This timber clad building is substantially constructed with a raised flagstone access path to the front and could easily be re-purposed as multiple stables and tack room, or for other purposes subject to individual requirements.

Badgers Holt is ideally suited to those looking for a peaceful spacious bungalow with some land for animals etc, a commercial enterprise of varying capacity providing a home and self-staffed income or as an equestrian base close to established riding areas.

TENURE
Freehold

COUNCIL TAX
Band D

SERVICES
Mains Water, electricity and drainage. Above ground large ring fenced LPG tank for heating and hot water via Worcester boiler (also feeds the static caravan). 2 x electricity supplies (one for bungalow and caravan, one for commercial). 1 x metered water supply.

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 800Mbps
Mobile Coverage: Limited/none
(Souce: OFCOM)





