



Littlewater Farm, Goonhavern, Near Perranporth

£1,400,000



Littlewater Farm offers a wonderful lifestyle opportunity to run a holiday lettings business, or for multigenerational living in an idyllic private setting.

The property comprises a main 4 bedroom farmhouse along with an excellent range of well maintained outbuildings, and 2 further immaculately presented detached properties used as established holiday lets. Located around a courtyard setting, there is also approximately 9 ACRES of land including a field shelter.

Having been maintained superbly throughout and currently successfully run as a holiday let business, Littlewater Farm comprises 3 properties. The farmhouse, has a wonderful kitchen with Rayburn, dual aspect lounge, and 4 bedrooms, 3 bath/shower rooms (one ensuite). Lake View House, converted from a granary, has kitchen, dual aspect lounge, conservatory/dining and 2 generous double bedrooms, bathroom and cloakroom. The third property Honeysuckle Cottage, a single storey barn conversion, also has 2 generous double bedrooms (each with en suite) and a spacious central open plan living/kitchen. Each has its own large private garden and sitting areas for al fresco dining. There is an extensive range of outbuildings providing garaging, storage, workshop space and including a large barn that could provide home office or games room.

The land comprises a tree lined walk that opens up to reveal a substantial lake (with resident ducks), and there are mown pathways leading through the meadow areas and woodland. There is a small orchard with apple, pear, cherry and walnut trees. There are raised fruit and vegetable beds. The sellers make jam, chutney, sloe gin and cordials from the produce of the land. There is a plethora of wildlife visitors including ducks, geese, foxes, deer, tawny and barn owls, buzzards, kestrels, woodpeckers and numerous other species, many nesting too.









Information  
 Freehold.  
 EPC ratings: Littlewater Farmhouse C72, Lake View House E45, Honeysuckle Cottage D65  
 Heating: Littlewater Farmhouse: Solid fuel. Lake View House: LPG. Honeysuckle: Oil underfloor heating  
 Double glazing to each property.  
 PRIVATE Water and drainage  
 Photovoltaic panels are owned and reduce the electricity requirement and there is an iboost for hot water.  
 Holiday Let Contents by negotiation  
 Council Tax band E

Littlewater Farmhouse

- Sunroom  
10'2" x 7'4"
- Utility Room  
8'10" x 5'3"
- Kitchen/Breakfast Room  
20'6" x 10'11"
- Living Room  
21'6" x 11'8"

- Dining Room  
10'9" x 7'5"

Hall

- Office/Porch  
5'2" x 4'4"

- Shower Room  
6'2" x 5'6"

Landing

- Bedroom  
11'9" x 11'9"

- Ensuite  
6'2" x 3'3"

- Bedroom  
10'8" x 9'8"

- Bedroom  
11'8" x 9'5"











Bedroom  
11'5" x 7'3"

Bathroom  
9'7" x 5'11"

Lake View House

Hall

Lounge  
14'3" x 10'7"

Kitchen  
14'4" x 10'5"

W.C

Conservatory  
10'2" x 8'9"

Landing

Bedroom  
14'3" x 8'10"

Bedroom  
10'10" x 8'3"

Bathroom  
7'3" x 5'10"

Honeysuckle Cottage

Kitchen/Living Room  
22'4" x 14'5"

Bedroom  
14'5" x 9'11"

Ensuite  
7'0" x 5'2"

Bedroom  
8'10" x 8'9"

Ensuite  
6'10" x 5'3"

Location

Located on the eastern side of Goonhavern, there are local facilities in the village including convenience store, post office, public house, restaurant, greengrocer, village hall,



excellent garden centre with fruit store, pet store, and various other businesses included as well as primary schooling. The famous sandy beach at Perranporth, where an extensive range of independent shops, cafes and restaurants are available is 3 miles distant, and the tourist resort of Newquay is some 7 miles distant with its numerous beaches. Truro city is 7 miles distant and is the main commercial, retail and educational hub for the county.

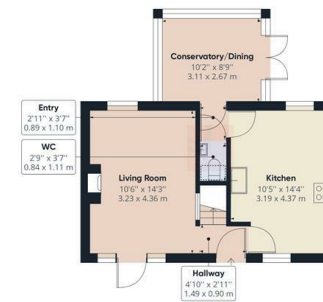


**Approximate total area<sup>(1)</sup>**  
678.25 ft<sup>2</sup>  
63.01 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor

**Approximate total area<sup>(1)</sup>**  
763.00 ft<sup>2</sup>  
70.88 m<sup>2</sup>

**Reduced headroom**  
4.29 ft<sup>2</sup>  
0.40 m<sup>2</sup>

(1) Excluding balconies and terraces.

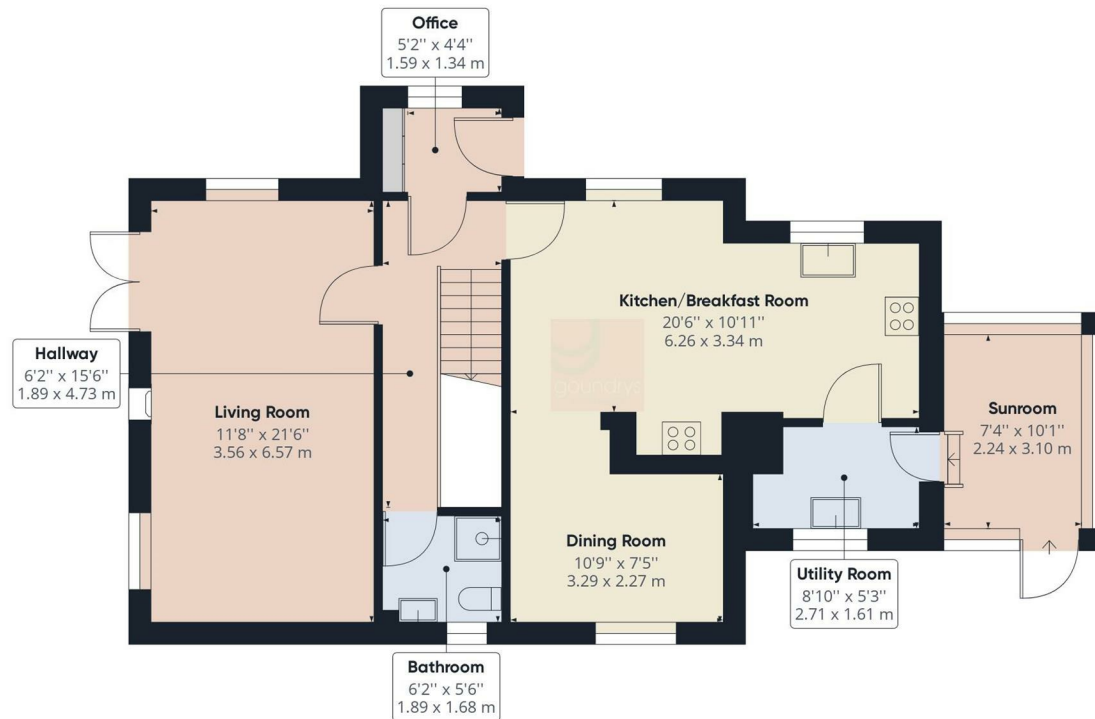
☐ Reduced headroom  
(below 1.5m/4.92ft)

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Floor 1

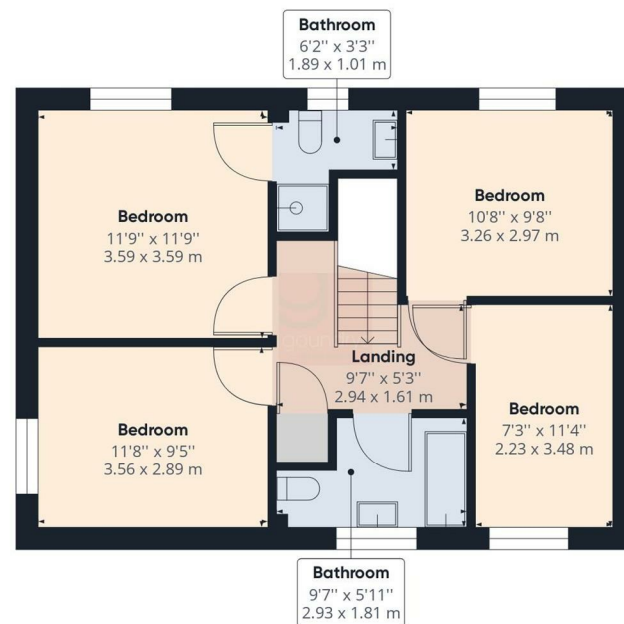


**Ground Floor**

**Approximate total area<sup>(1)</sup>**

1456.60 ft<sup>2</sup>

135.32 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

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