



Littlewater Farm, Goonhavern, Near Perranporth

Guide Price £1,350,000

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Littlewater Farm, Goonhavern, Near Perranporth

Littlewater Farm offers a wonderful lifestyle opportunity with letting potential (subject to planning consent), 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.





Sunroom

3.1 x 2.24

Utility Room

2.71 x 1.61

Kitchen/Breakfast Room

6.26 x 3.34

Living Room

6.57m x 3.56m

Dining Room

3.29 x 2.27

Hall

Office/Porch

1.59 1.34

Shower Room

1.89 x 1.68

Landing





Bedroom
3.59 x 3.59

Ensuite
1.89 x 1.01

Bedroom
3.26 x 2.97



Bedroom
3.56 x 2.89

Bedroom
3.48 x 2.23

Bathroom
2.93 x 1.81



Lake View House

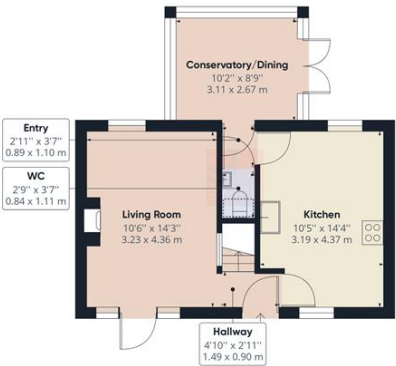
Hall

Lounge
4.36 x 3.23

Kitchen
4.37 x 3.19

W.C

Conservatory
3.11 x 2.67



Ground Floor



Floor 1



Approximate total area⁽¹⁾
763.00 ft²
70.88 m²

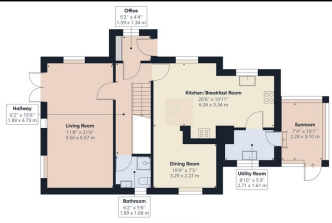
Reduced headroom
4.29 ft²
0.40 m²

(1) Excluding balconies and terraces

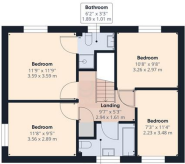
Reduced headroom
(below 1.5m/4.92ft)

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



Floor 1



Approximate total area⁽¹⁾
1466.40 ft²
135.32 m²

(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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Approximate total area⁽¹⁾
618.25 ft²
57.01 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Very energy efficient – lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

90

72

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements