



Kernock House







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Pillaton, Saltash, Cornwall, PL12 6RY

An exceptional opportunity to 'live the dream'; a substantial country house and estate with four luxury detached 5* gold rated letting cottages, set within parkland grounds and paddocks of 21 acres.

- Substantial and elegant, 5 bedroom unlisted period house
- Profitable award-winning business with strong brand
- Good owner privacy
- Highly accessible location (A38 4 miles)
- Freehold
- 4 luxury distinctive holiday cottages
- Potential for expansion
- Stunning mature grounds and country views (21 acres)
- Golf and Country Club (1.5 miles)

Guide Price £2,650,000

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Introduction

Nestled in 21 acres of lush countryside, set out in parkland style with open paddocks, this fabulous estate has the wow factor. Tucked between rolling fields of South East Cornwall sits an elegant Georgian country house. Currently run as an award winning self-catering holiday destination, it has four detached 5* cottages, each with private hot tub and stunning views, with scope for future potential.

A well-established and successful home and holiday letting business in a discreet yet accessible location. The property includes four 5-star Gold rated detached holiday cottages, with two of the cottages having previously been granted full residential planning consent (ask the agent for further detail), set within approximately 21 acres of parkland-style gardens and paddocks, offering an attractive lifestyle and income producing opportunity with scope for future potential.

Situation

Situated approximately half a mile from the historic village of Pillaton, with local amenities including a 12th Century public house, village hall, church and community vibe. Further services are available in Hatt, Saltash and the UK's ocean city of Plymouth, with the south-east Cornish coastline approximately 10 miles away. South East Cornwall is known as the forgotten corner of the county with quiet beaches and gorgeous harbour towns and villages. Mainline rail connections are accessible at Saltash and Plymouth, providing direct links to London, Newquay Airport is 1 hour away, while Dartmoor National Park, Bodmin Moor and the Tamar Valley are all within easy reach. A good range of state and private schooling is available locally

Main House

An unlisted, attractive period home, believed to be Georgian with Victorian additions. The property has been extensively improved and now provides spacious, characterful accommodation with a contemporary finish. Accommodation briefly comprises: entrance hall opening to a central staircase with galleried landing, sitting room and reception/drawing room, both with fireplaces, study, open-plan kitchen and dining room with Aga and central island, conservatory opening onto the garden, utility room, downstairs toilet. First floor comprises: galleried landing leading to five bedrooms (principal bedroom with dressing area and luxury en-suite, two further en-suite bedrooms, family bathroom). Approximate internal area: 4,104 sq ft (381 sq m).

The Holiday Cottages

Four detached, high-quality cottages, each with hot tub, garden and Weber barbecue:

Coach House – Sleeps 2

Owl Barn – Sleeps 6

Tree Barn – Sleeps 4

Heather Barn – Sleeps 4

Owl Barn and Tree Barn can be combined to sleep up to 10, with additional flexibility within Owl Barn.

Two of the cottages have previously been granted residential consent, allowing permanent occupation, please ask the agent for further information.





The Business

A successful, long-established and award-winning holiday letting business.

Awards include:

Cornwall Tourism Awards – Dog-Friendly Business of the Year (Gold), 2025
Cornwall Tourism Awards – Regenerative Tourism Award (Silver), 2025
Ethical and Sustainable Business of the Year (Bronze), 2023
Visit England Gold Award (current quality accreditation)
Green Tourism Gold Award (current sustainability accreditation)

Further details are available via www.kernockcottages.com

Renewable Energy & Services

Biomass boiler (installed 2015)
17kWh solar array
Two Tesla Powerwall batteries
Borehole water supply (mains retained as backup)
Private Drainage

The Land

A particular feature of the property is the tree lined drive which sweeps through the estate. The estate is a home to many tree species including rare wollemi pines, native to Australia, and more than a dozen rhododendron varieties. The gardens are understood to have royal connections with a myrtle bush reported to be grown from the same root stock as a sprig used in Queen Victoria's wedding bouquet.

The land (approximately 21 acres) has benefited from significant clearance management and improvement works, includes two small orchards and securely fenced dog-walking fields, making it well suited to grazing, equestrian use, growing and recreational purposes. The land is invaluable for the overall guest experience, future opportunity and enhances the estate.

Council Tax

Kernock House: Council Tax Band G

Holiday cottages: Rateable value £15,750

Viewings

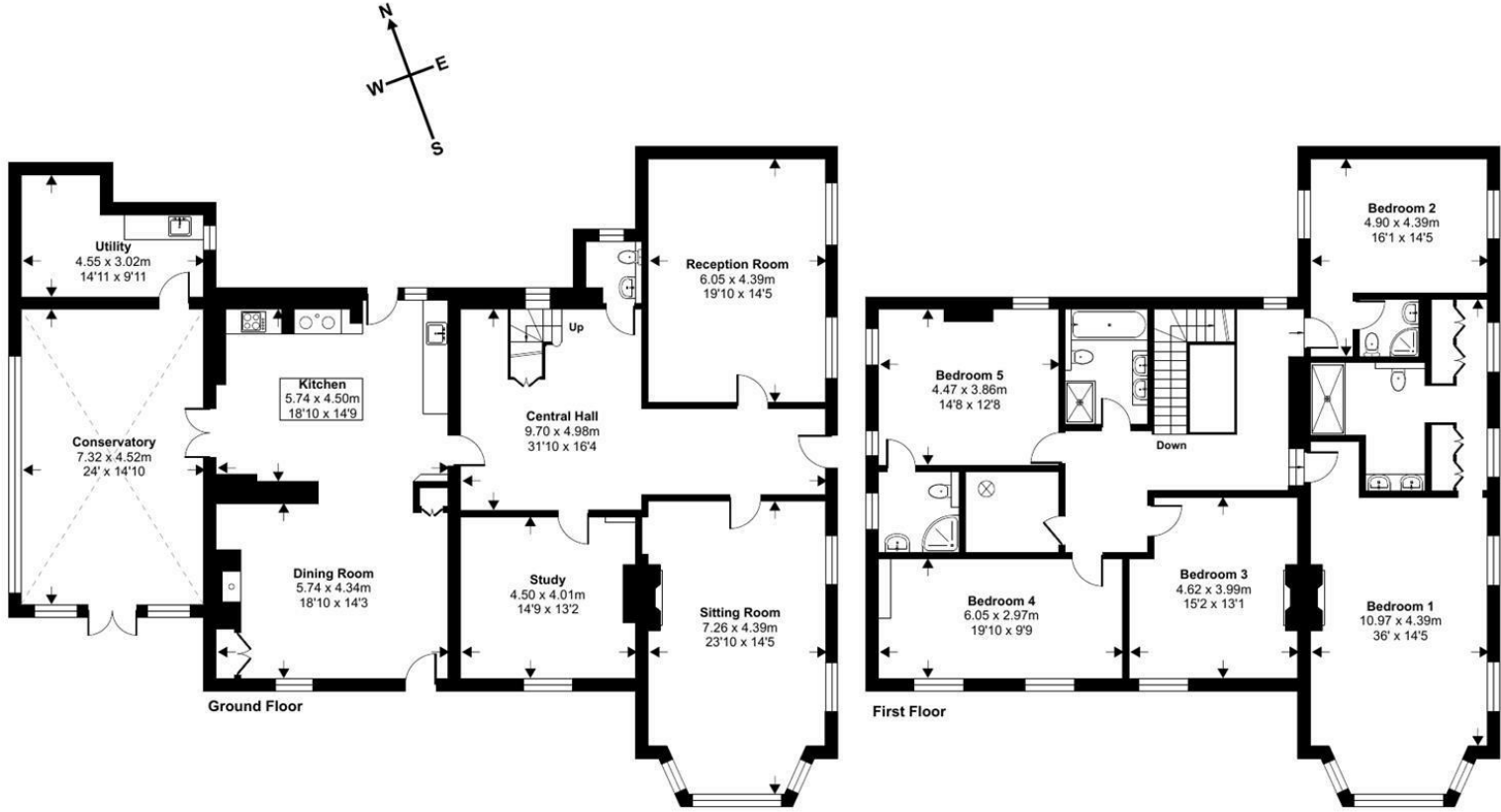
Strictly by appointment through Stags Holiday Complex Department.

Agents Note

A right of way exists along part of the drive for a neighbours access.

Approximate Area = 4104 sq ft / 381 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Stags. REF: 708249



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



