



Kernock House







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Pillaton, Saltash, Cornwall, PL12 6RY

Exceptional Georgian Country House with Private Parkland, With Four Income-Generating Cottages and 22 Acres in the Tamar Valley

- An elegant 5-bedroom Georgian country residence, offering beautifully proportioned living and privacy within the estate
- A well-established, award-winning holiday letting business with a strong reputation and loyal returning clientele
- A unique lifestyle opportunity combining private country living with the option to generate income on your own terms
- The rare satisfaction of creating a place where guests return to relax and unwind, adding a rewarding dimension to ownership
- Exceptional flexibility, with two cottages benefiting from residential permissions, ideal for multi-generational living or future adaptation (subject to consents)
- Set within approximately 22 acres of mature grounds, paddocks and parkland, offering space, privacy and lifestyle potential
- Land with potential for alternative uses, including suitability explored for vineyard planting, enhancing the estate's long-term appeal
- A highly accessible yet peaceful location, within easy reach of Plymouth, the A38 and the south Cornish coast
- Freehold

Guide Price £2,650,000

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Introduction

An exceptional Georgian country residence set within over 22 acres of private parkland grounds, offering a rare combination of elegant lifestyle living, privacy and income-generating opportunities.

Discreetly positioned within the rolling countryside of South East Cornwall, Kernock House is a hidden gem that combines timeless character, contemporary comfort and a beautifully unspoilt setting; a real sanctuary. This is a home designed as much for living as for entertaining, offering a lifestyle defined by space, tranquillity and connection to nature

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 know 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

The principal residence is a gracious Georgian country house, rich in character and charm, and carefully arranged to ensure complete privacy from the holiday cottages. Beautifully proportioned and light-filled interiors provide an atmosphere of understated elegance, blending period features with high-quality modern finishes. The accommodation extends to over 4,000 sq ft and includes elegant reception rooms with fireplaces, a welcoming study, and a spacious open-plan kitchen and dining area centred around an Aga – perfect for both everyday family life and entertaining.

A conservatory opens onto the gardens, creating a seamless connection between indoor and outdoor living, ideal for long summer evenings and relaxed gatherings. The first floor offers five generously sized bedrooms, including a principal suite with dressing area and en-suite, alongside further en-suite bedrooms and a family bathroom.

This is a truly special home, offering both grandeur and warmth in equal measure.

The Holiday Cottages

Set discreetly away from the main house, the estate includes four beautifully designed, detached holiday cottages, each with its own private space, garden and hot tub. Finished to an exceptional standard, the cottages form part of a well-established and award-winning business, offering a valuable and reliable income stream while maintaining the privacy and integrity of the main residence.

The layout of the estate ensures the cottages feel independent, allowing owners to enjoy the house and grounds without compromise. Beyond their commercial success, the cottages offer the unique opportunity to create a place where guests can truly relax, reconnect and unwind, returning time and again to enjoy the setting. For many, this brings a deeply rewarding dimension to ownership — combining lifestyle with the satisfaction of sharing such a special environment with others.

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 Owl Barn and Tree Barn have full residential occupancy and no planning restrictions





The Business

The holiday letting business is long-established, successful and highly regarded, supported by a strong brand, loyal client base and multiple industry awards. Alongside its proven income, Kernock House offers a rare privilege of acquiring a distinguished country home, offering privacy, lifestyle and income with the added satisfaction of creating a place guests love to return to for the beauty of the estate.

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

Grounds and Setting

Approached via a sweeping tree-lined drive, the estate extends to approximately 22 acres of gardens, parkland and paddocks. The landscape is a particular feature, offering a sense of space, privacy and quiet beauty, with mature planting, open lawns and far-reaching countryside views. The grounds evolve beautifully through the seasons and provide an idyllic backdrop for both family life and guest enjoyment.

The land offers a range of lifestyle and recreational uses and has also been explored for its suitability for vine planting, introducing the potential for further diversification or the creation of a vineyard as part of a wider lifestyle vision.

Despite its peaceful and secluded atmosphere, the property remains highly accessible, with excellent connections to Plymouth and mainline trains from Saltash and Plymouth, the A38 and the south Cornish coastline.

Flexibility & Opportunity

Kernock House offers exceptional flexibility to suit a range of lifestyles and future aspirations. Two of the cottages have previously been granted full residential planning consent, providing the potential for multi-generational living, long-term rental or future reconfiguration (subject to any necessary consents).

This flexibility, combined with the separation between the principal house and the cottages, creates an opportunity to enjoy the estate as a private home, a lifestyle business or a combination of both.

Council Tax

Kernock House: Council Tax Band G

Holiday cottages: Rateable value £15,750

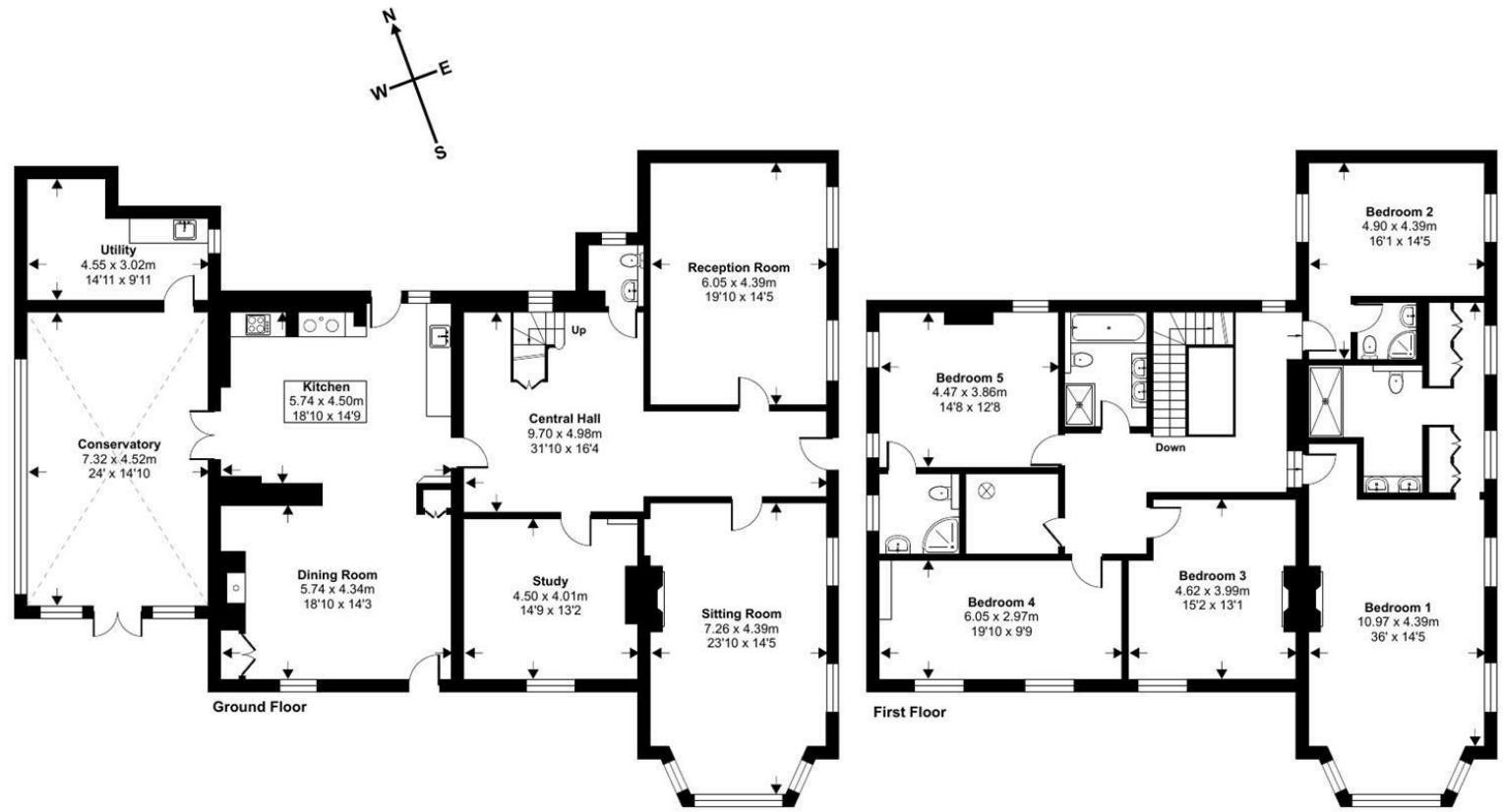
Viewings

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



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Energy Efficiency Rating		
	Current	Potential
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		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



