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# CAMEL

COASTAL & COUNTRY



## Saddle Rock Cottage,

Rejerrah, Newquay, TR8 5QA

Guide Price £1,650,000





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### The Property

Coming to the market for the first time in four decades, this substantial family home with an annexe sits on nine acres of land, all accessed via its own private quarter-mile lane.

Positioned in the heart of its own stunning rural setting, the property offers true tranquillity and the potential for complete self-sustainability.

The main house is currently configured as a five-bedroom home, featuring a music room, a games room, and a spacious living/family room. Additionally, the self-contained annexe includes two bedrooms, a kitchen, a dining room, and a generous living room.

With the added benefit of various outbuildings, workshops, a large barn, and a double garage, the property is ideal for those looking to establish a smallholding or run a business from home. There is also potential for development, as certain parcels of land have their own access points—subject to obtaining the necessary planning permissions.

Heating is provided by solar panels and an air-source heat pump, while water is supplied via a private borehole, and drainage is managed by a septic tank. These features combine to create a cost-effective and eco-friendly family retreat.

Full Accommodation can be found listed below.

### The Land and Grounds

The land is accessed via a private, gated lane, leading to a spacious area that includes a well-sized, two-story barn. This barn offers potential for development, subject to the necessary planning permissions. Additionally, there is a gated entrance to the fields at the front of the house, which extend all the way down to the main road running through the hamlet.

To the rear of the property, there is a generously sized orchard with a beautiful variety of fruit trees. Adjacent to this is a peaceful area designed for relaxation, featuring a large pond and a summer house.

The entire setting is rich in wildlife, making it a haven for nature lovers.

### Entrance Hall

12'2 x 4'6 (3.71m x 1.37m)

### Kitchen/Breakfast Room

16'5 x 14'0 (5.00m x 4.27m)

### Inner Hallway

8'9 x 4'5 (2.67m x 1.35m)

### Music Room

17'4 x 10'8 (5.28m x 3.25m)

### Bathroom

5'8 x 5'6 (1.73m x 1.68m)

### Living room/Family Room

28'1 x 16'9 (8.56m x 5.11m)

### Hallway

11'1 x 6'4 (3.38m x 1.93m)

### Sitting Room(The Christmas Room)

18'4 x 11'5 (5.59m x 3.48m)

### Rear Porch

### The Annexe

### Kitchen

10'6 x 9'5 (3.20m x 2.87m)

### Dining Room

11'2 x 9'5 (3.40m x 2.87m)

### Living Room

20'3 x 12'0 (6.17m x 3.66m)

### Inner Hall

8'5 x 3'0 (2.57m x 0.91m)

### Bedroom

7'10 x 7'10 (2.39m x 2.39m)

### Shower Room

8'5 x 3'11 (2.57m x 1.19m)

### Bedroom

10'7 x 9'3 (3.23m x 2.82m)

### En-Suite

7'9 x 4'11 (2.36m x 1.50m)

### FIRST FLOOR

### Landing/Games Room

### Master Bedroom

15'8 x 14'10 (4.78m x 4.52m)

### En-Suite Bathroom

8'5 x 7'3 (2.57m x 2.21m)

### Dressing Room

8'5 x 7'3 (2.57m x 2.21m)

### Bedroom

12'5 x 5'7 (3.78m x 1.70m)

### Bedroom

12'4 x 11'8 (3.76m x 3.56m)

### Bedroom

13'8 x 11'0 (4.17m x 3.35m)



**Shower Room**

9'2 x 7'7 (2.79m x 2.31m)

**Bedroom**

15'11 x 14'8 (4.85m x 4.47m)

**En-Suite Bathroom**

8'7 x 6'8 (2.62m x 2.03m)

**OUTSIDE OF THE PROPERTY****Double Garage**

23'8 x 16'5 (7.21m x 5.00m)

**Storage Room**

23'3 x 7'10 (7.09m x 2.39m)

**Storage Rooms**

24'8 x 23'8 (7.52m x 7.21m)

Currently divided into 5 rooms of various sizes.

**Outbuildings/Barns**

There are various outbuildings and storage/workshops around the grounds. To include a large two storey height barn that would make a great additional garage. This is situated within its own parcel of land, with private entrance.

**Directions**

Sat Nav:TR8 5QA

What3words: ///casually.belonged.rolled

For further information please contact Camel Coastal & Country.  
01872 571454

**Property Information**

Age of Construction: 14th Century

Construction Type: Stone and Cob

Heating: Air Source Heat Pump with Solar Panels

Electrically Supply: Mains

Water Supply: Private

Sewage: Private

Council Tax: F and A

EPC: C72/A92

Tenure: Freehold

**Agents Notes**

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

**MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PROPERTY MISDESCRIPTIONS**

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

**DATA PROTECTION ACT 2018**

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Road Map



Hybrid Map



Terrain Map



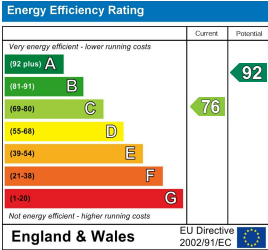
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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