



HC Friesian Valley Cottages







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Mawla, Redruth, Cornwall, TR16 5DW

North Coast - 2 miles Truro - 11 miles St Ives - 18 miles

An established holiday cottage complex, in a rural hamlet near the North Coast with substantial modern family home and a courtyard of six holiday cottages

- Impressive 3,450 sqft main residence
- Attractive landscaped courtyard
- Games room & former bar
- Close to the North Coast
- Council Tax Band E & B
- Six 2 and 3 bedroom holiday cottages
- Lovely rural views
- Extensive parking & double garage
- Freehold
- Rateable Value £11,000

Guide Price £1,225,000

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SITUATION

Around two miles inland from the North Cornish coast, Friesian Valley Cottages is situated in the small rural hamlet of Mawla. Local beaches include the renowned surfing spots at Portreath, Porthtowan and St Agnes, whilst slightly further afield are Perranporth and the beautiful sands at Gwithian which form part of St Ives Bay.

Surrounding Mawla is rolling countryside abounding with scenic walks and within a short ride is the picturesque Coast to Coast Cycle Way, an 11 mile route from Portreath to Devoran following an old mineral tramway.

The nearest town is Redruth which offers a wide range of amenities. The cathedral city of Truro is approximately 11 miles distant and forms the retail, administrative and cultural centre of the county, complete with a range of leisure facilities, restaurants and well-regarded schools.

THE PROPERTY

Standing at the very heart of Mawla, Friesian Valley Cottages comprises an attractive horseshoe of stone cottages encircling a central landscaped courtyard. Sleeping between four and six guests, each of the cottages offers extremely comfortable holiday accommodation that has been updated by the vendors and become a favourite with returning holidaymakers.

Just south of the cottages is the splendid large principal residence, which extends to around 3,454 sqft and offers flexible family accommodation with further potential in the roof space (subject to all necessary consents).

THE COTTAGES

Converted from a range of traditional stone farm buildings, the six holiday cottages feature handsome exposed stone elevations and overlook the pretty central courtyard. During the vendors ownership, the cottages have been thoughtfully modernised, including replacement windows and now provide stylish accommodation for guests.

BEECH (Sleeps 4) - A delightful two-storey detached cottage on the southern side of the courtyard. Modernised and reappointed with character features. Two ground floor bedrooms and a shower room. On the first floor is a splendid large open-plan living area with vaulted ceiling.

ELM (Sleeps 4) - A single-storey cottage facing into the courtyard. Two bedrooms and a shower room together with an open-plan kitchen/living room.

OAK (Sleeps 5) - A single-storey cottage on the western side of the courtyard. Three bedrooms and a shower room. Open-plan kitchen/living room.

WILLOW (Sleeps 4) - A single-storey cottage set in the corner of the courtyard. Two bedrooms and a bathroom. Open-plan kitchen/living room.

ASH (Sleeps 6) - A handsome two-storey cottage on the eastern side of the courtyard. Three first floor bedrooms and a bathroom. Separate sitting room, cloakroom and kitchen/dining room on the ground floor.

MAPLE (Sleeps 6) - A single-storey detached cottage. Separate sitting room, kitchen and three bedrooms with a family bathroom.





THE MAIN RESIDENCE

This striking modern family home enjoys wonderful far reaching views over surrounding countryside. Extending to around 3,454sqft, the property offers spacious family accommodation together with an expansive roof space that is approached over a staircase from the first floor landing.

One enters into the welcoming reception hall with a cloakroom off and staircase rising to the first floor. Two sets of doors lead to the large sitting room/dining room with wood-burning stove and the superb family kitchen/breakfast room, some 35ft in length and beautifully appointed with a comprehensive range of units and integrated appliances

On the first floor is found a family shower room together with four bedrooms, the master benefiting from an exceptionally spacious en-suite complete with free-standing bath. The roof space is around 41ft in length and, whilst currently unconverted, has skylights to the front and rear.

OUTSIDE

The property can be approached over two separate driveways, one to the south and one to the north. The lower access is a shared unmade lane onto the private driveway that lies between the main residence and cottages. Access from here is direct to the car port and Garage/Workshop - a sizeable building with electric roller doors to the front and staircase rising to the roof space

There is a sun terrace across the front of the house, and at a lower level a lawned garden. On the opposite side of the lower lane and approached over a shared access is a section of field of about 0.25 acre, within which sits the private drainage system along with that of a neighbouring property.

The central courtyard is extremely pretty with lawns, surrounding pathways and maturing trees. Each of the cottages benefits from its own seating area. In one corner is the Games Room and, off this, an interesting circular room that was previously a Bar. To the rear of this is a Guest Laundry.

Steps rise to the guests' car park with ample space and separate access onto the highway. Adjacent to this is a wide area of grass that is an excellent amenity area for guests, children and dogs.

THE BUSINESS

Operated by a family team with additional help, the cottages are promoted through the Vendors' own website www.friesianvalleycottages.com, together with cottages.com and Airbnb. The vendors choose to generally close the cottages over the winter period and only operate five of them during the Spring and Summer months. Further scope exists to extend occupancy levels and turnover. Accounts can be made available following viewing

SERVICES

Mains water and electricity. Private drainage (Septic Tank). Oil-fired underfloor heating to the main residence. Electric heating to cottages. Broadband upto 80mbps (Vendor). Mobile signal outdoors for EE, Three, Vodafone and O2 (Ofcom)

FIXTURES, FITTINGS & VAT

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included. All prices are quoted exclusive of VAT, where applicable.

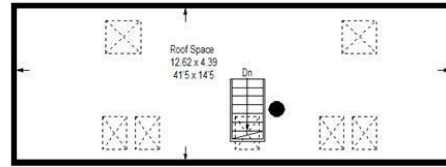
DIRECTIONS

As one descends from the north, you will pass the guest entrance on the right and in the middle of the hamlet, turn right into a shared unmade lane. Friesian Valley Cottages will be on your right after a short distance.

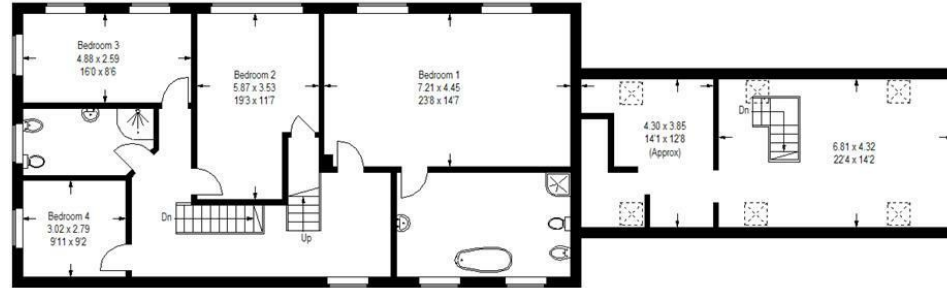
VIEWINGS & NOTE

Strictly by prior appointment with Stags Truro Office on 01872 264488 or Stags Holiday Complex Department on 01392 680058. In accordance with Section 21 of the Estate Agent Act 1979, we declare that the vendor is a connected person to Stags.

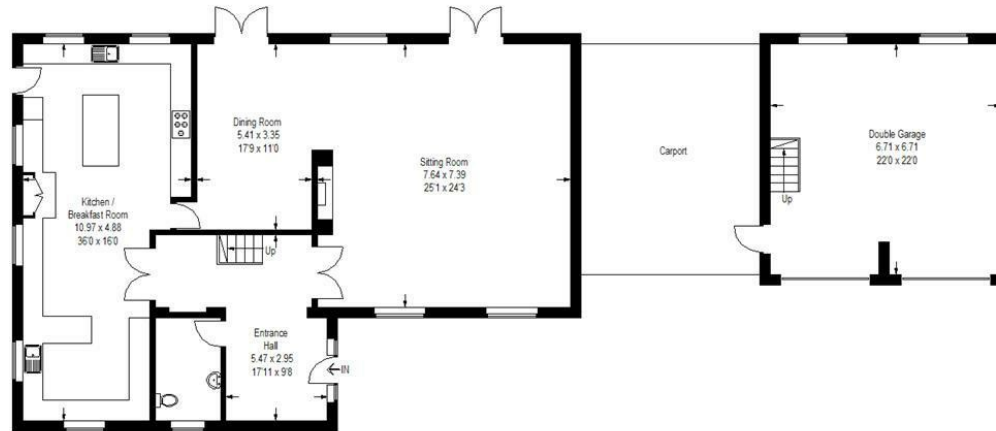
Approximate Gross Internal Area (Excluding Garage)
320.9 sq m / 3454 sq ft



Second Floor - Main residence



First Floor - Main residence



Ground Floor - Main residence

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/verch.com © (ID106229)



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	75	79
(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	



