

# Fox Valley Cottages

Trenewan, Polperro, Cornwall





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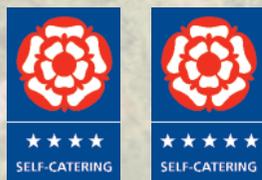
Trenewan, Polperro, Cornwall PL13 2PZ

Polperro and Fowey (via Bodinnick Ferry) 3 miles • Looe 7 miles • Plymouth 28 miles

A successful well-established self-catering holiday complex in a picturesque coastal location with owner's cottage, indoor swimming pool and planning permission for manager's accommodation

Situated in a tucked-away position ideally placed for exploring this beautiful stretch of coastline. Ten cottages and apartments converted from traditional barns providing a wide choice of individual accommodation. VisitBritain 4\* rating. Owner's immaculately presented two-bedroom cottage (5\* rating if let). Swimming Pool complex with indoor heated pool, spa bath and sauna. Games room. Office. Laundry/reception building with planning permission for a further holiday cottage. Planning permission for new reception/office/laundry with manager's flat above. Delightful grounds including courtyard, garden and paddocks.

In all about 6.55 acres (2.65 hectares)



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Lanlawren is situated in beautiful peaceful countryside about a mile from the South Cornwall coast at Lantivet Bay. It is located about 3 miles west of the charming old fishing village of Polperro, a similar distance from the Fowey estuary via Bodinnick and about 7 miles from the fishing port at Looe. The property occupies a tranquil and deeply rural setting facing south and west over a private wooded valley. (Lanlawren means literally "Valley of the Foxes"). The property is ideally placed to explore this unspoilt stretch of the south Cornwall coastline which is almost entirely protected by the National Trust. The Heritage coastal footpath joins the many small coves and beaches. Although tucked away off the beaten track, Lanlawren is readily accessible off the M5 and A38 and there are rail services from both Liskeard and Plymouth to London Paddington. There are regional airports at Plymouth and Newquay. Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock. Polperro, Fowey and Looe are all delightful places to visit, providing a variety of facilities including pubs and restaurants, whilst the closest village, Pelynt, which is about 3 miles inland, provides a good range of local facilities including primary school. The commercial centre of Plymouth lies about 28 miles to the east.



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**VIEWING:** Strictly by appointment through Stags Holiday Complex Department on 01392 286900 or the Plymouth Office on 01752 223933.

**DIRECTIONS:** Approaching on the M5 continue past Exeter and join the A38 to Plymouth. Remain on the A38 heading towards Liskeard, passing over the Tamar Bridge into Cornwall. Continue on the A38 bypassing Liskeard, until reaching a roundabout. Turn left onto the A390 towards St. Austell and after 2 miles turn left onto the B3359 signposted to Looe and Polperro. After about 5.5 miles take a minor road to the right towards Lansallos and Polruan (also signposted Tremaine Farm and Trelake Farm) continue along this lane for 2.4 miles until reaching a staggered crossroads, here turning right towards Trenewan and Lerryn. Follow this lane for about 0.7 mile and, on reaching the hamlet of Trenewan, turn left just before Rose Cottage and alongside a telephone box. Continue down the hill for 0.4 mile and the drive leading to Fox Valley Cottages will be seen on the right hand side. Continue up the drive passing the old farm house, and turn left through the gateway into the parking area.

**DESCRIPTION:** The property comprises a complex of cottages and apartments which have been converted from the old stone granary, barns and stables that once were part of Lanlawren Manor. It is understood that records of Lanlawren go back to 1207 making it one of the oldest estates in Cornwall. The old buildings have been thoughtfully converted in order to retain their traditional appearance and now provide very attractive, individual holiday accommodation rated 4\* by VisitBritain grouped around a courtyard and well maintained gardens. The owner's accommodation is provided by an attractive 2 bedroom cottage converted from a former barn which overlooks open countryside. Currently this is also being let as a holiday cottage and has a 5\* rating. Planning permission has recently been granted for a new building consisting of a reception, office, laundry and store providing an excellent nucleus from which to manage the complex, with a 2 bedroom manager's flat above. There are excellent leisure facilities on site with an indoor complex providing heated swimming pool, spa bath and sauna. Adjoining this is a games room with office above. The current reception area and laundry facilities are housed within a former barn which has planning permission for conversion into an additional holiday letting cottage. There are attractive grounds which include a communal garden area and a fenced paddock providing grazing for a pony or other livestock. There is a children's play area and further recreation area for visitors.

**OWNER'S ACCOMMODATION:** Foxes Den is an attractive cottage of stone and slate construction having been converted from a former barn. It is built into the slope adjoining the grounds of Fox Valley Cottages and, as a result, has a ground floor and lower ground floor with doors leading outside at both levels. It faces south and west and enjoys superb views over wooded countryside and benefits from wonderful sunsets. The cottage has been converted to a high standard with care being taken to retain exposed stonework and the old timber pegged A frames give a lot of character. Currently let, the cottage is rated 5\* to reflect the high standard of accommodation, but it has full residential occupancy and is not restricted to holiday use. It is conveniently located to act as owner's accommodation with an adjacent area of ground which could be retained for private use or continue as part of the communal recreational facilities.

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The Mowhay



Mews Studio



Mews Studio

## GROUND FLOOR

**Living/Dining Room:** 23'2" x 13'1" overall, partially divided by a central staircase and gallery. A most attractive bright room with large windows providing views over the grounds and countryside beyond. Exposed timberwork including pegged A frames and exposed stone walls. Corner fireplace with slate hearth and wood burning stove. Slate display shelves. Wall and spotlights. Telephone and television points. Two night storage heaters.

**Kitchen:** 9'11" x 9'7". Tiled work surfaces with inset stainless steel sink, cupboard, drawers and shelves under, wall cupboards, ornate tiled splashbacks, terracotta tiled floor, casement window and additional Velux roof light, washing machine, dishwasher, electric cooker and ceiling spotlights.

**Entrance Lobby:** With stable door to outside, night storage heater, storage cupboard, airing cupboard housing the lagged hot water cylinder fitted with immersion heater.

**Bathroom:** White suite comprising bath with Mira shower fitting over, wash basin with mirror and strip light/shaver point over, ornate tiled splashback and W.C. Extractor fan, ceiling down lighters, wall lights, exposed timbers, terracotta tiled floor and night storage heater.

**LOWER GROUND FLOOR:** Lobby with staircase and French windows to garden.

**Bedroom 1:** 12'10" x 11'2". With attractive views over the garden and countryside beyond. Exposed stonework to walls, exposed beamed ceiling and lintels, slate sills, wall lights, television point, small recessed cupboard with hanging rail, access to understairs storage cupboard and night storage heater.

**Bedroom 2:** 12'10" x 8'7". Exposed ceiling beams and lintel, exposed stone work around window which overlooks the garden, wall lights, small recess cupboard with hanging rail, access to understairs storage cupboard and night storage heater.

**Cloakroom:** Very attractively, and ingeniously, fitted between the two bedrooms with access from both. Washbasin in slated recess with slate surround and spotlight over, W.C. and extractor fan.

**Outside:** Alongside the cottage is a paved terrace with stone balustrade on one side providing a delightful sitting area from which to enjoy the country views. Beneath is a garden furniture and general storage area. A pathway leads to a lawned garden with access into the cottage through the French windows at lower ground floor level.

**THE COTTAGES:** Converted from traditional stone barns and outbuildings, the cottages and apartments have stone elevations, partially rendered, under slated roofs. Each has its own individual character with attractive features such as exposed natural stonework and timbering. All of the units have granite open fireplaces except for Hop House and Culver House. Each kitchen is equipped with electric cooker, fridge freezer and microwave oven. All of the units come with dishwashers except for The Eyrle, Culver House, The Covey and Mews Studio. Access to the cottages/apartments is either from the courtyard or from the communal gardens.

There are at present 10 letting units as follows:

**THE LINNEY** (sleeps 4/6) - A detached single storey cottage facing south across the courtyard and comprising open-plan living/dining room with corner granite fireplace, kitchen, 1 double bedroom, 2 single bedrooms and shower room.

**MALT HOUSE** (sleeps 5) - A ground floor apartment with access from the courtyard, comprising open-plan living/dining room with granite fireplace and French windows to the garden, kitchen area, 2 bedrooms and a bathroom.

**POUND HOUSE** (sleeps 4) - A ground floor apartment with access from the courtyard comprising open-plan living/dining room with granite fireplace and French windows to garden, kitchen area, 2 bedrooms and bathroom.

**MEWS STUDIO** (sleeps 2) - A ground floor studio with access from the courtyard comprising open-plan living/dining room with corner fireplace fitted with wood burning stove, curtained off bedroom area, kitchen and shower room.

**GRIST MILL** (sleeps 4/5) - A first floor apartment with steps leading from the courtyard and magnificent countryside views. Open-plan living/dining room with granite fireplace, kitchen area, 2 bedrooms and bathroom.

**HOP HOUSE** (sleeps 4/5) - A first floor apartment with steps leading from the courtyard and magnificent countryside views. Open-plan living/dining room with kitchen area, 2 bedrooms and bathroom.

**CULVER HOUSE** (sleeps 3/4) - A ground floor apartment with access from the garden comprising open-plan living/dining room, kitchen, 2 bedrooms and bathroom.

**THE MOWHAY** (sleeps 5) - A first floor apartment with access up steps from the garden and having superb countryside views. Open-plan living/dining room with granite corner fireplace, kitchen, 2 bedrooms and bathroom.

**THE EYRIE** (sleeps 2) - A single storey cottage approached directly from the garden with open-plan living/dining room with granite fireplace and exposed beams, kitchen and double bedroom with en suite bathroom.

**THE COVEY** (sleeps 2) - A single storey cottage adjoining The Eyrie, also with access directly from the garden. Dual aspect, open-plan living/dining room with granite fireplace and exposed beams, kitchen, double bedroom and bathroom.

**Outside:** Fox Valley Cottages has an attractive drive approach between wide grass verges lined with trees and traditional Cornish banks. At the head of the drive are two attractively landscaped gravelled car parking areas convenient to the cottages but away from the courtyard and gardens. On the south side of the courtyard is a stone and slate outbuilding which has planning permission for an additional holiday cottage but currently houses the **reception area** with range of tourist information, maps, books and games; **laundry room** with 2 automatic washing machines and tumble dryer which are all coin operated, together with ironing facilities; **staff room** with 2 automatic washing machines, 3 tumble dryers, chest freezer, fridge, stainless steel sink, microwave oven, extensive shelving and linen store; **workshop** with work bench and shelving; **telephone booth** with pay phone.



Foxes Den



Grist Mill



Grist Mill



The Linney



**LEISURE FACILITIES:** The indoor pool complex is housed within a timber frame building, externally rendered with a slate roof. The **pool room** measures 36'2" x 33'6" overall, and is wood lined with double glazed windows on three sides and sliding patio door. There are 2 recently installed dehumidifiers and night storage heaters. The heated swimming pool measures 8m x 4m (26'2" x 13'1") and has a mosaic tiled interior, tiled surround and carpeted sitting area adjacent. There is a separate **spa bath** for 5 to 6 people, **changing room** with shower, W.C. and washbasin, **new sauna** for 6 to 8 people with changing area and shower. Forming part of the same building is a **games room** 25'6" x 12'0" plus additional children's play area, with pool table, table tennis table and piano. A staircase leads to the **office** 13'0" x 12'0" effective space, wood lined with telephone lines, shelving and door to **store**. Alongside the pool is a children's play area.

**THE GROUNDS:** In addition to the courtyard and communal garden with its attractive flower and shrub borders, there is a fenced paddock above the drive which is currently sub-divided to provide grazing and a plantation of ornamental specimen trees. Beyond Foxes Den there is a closely mown grassed area with putting green, a small fenced paddock and an enclosed poultry/ duck run. Beyond the old hedge line is an area of natural grassland with a number of mature trees, a stream and gateway onto the lane. The property extends to approximately 6.55 Acres (2.65 hectares).

**BUSINESS:** Fox Valley Cottages has been operating as a successful and profitable self-catering holiday business for about 25 years. The accommodation is marketed through the owner's own website [www.foxvalleycottages.co.uk](http://www.foxvalleycottages.co.uk). Financial details can be made available to bona fide purchasers. The planning permissions that have been obtained enable the business to be expanded to include an additional holiday cottage and, also, there is planning permission for a new manager's/owner's flat which would release Foxes Den for letting. The sale provides an exciting opportunity to acquire a viable lifestyle business with a number of options open to a new owner.

**SERVICES:** Mains electricity, mains water and septic tank drainage. Electric night storage heating.

**LOCAL AUTHORITY:** Cornwall Council, Luxtowe House, Liskeard, Cornwall PL14 3DZ. Tel: 0300 1234 100.

**OUTGOINGS:** Business Rates: Rateable Value £17,000 - £8245 payable 2009/10.

**REFERENCE:** 036163

**DISCLAIMER:** These particulars are a guide only and should not be relied on for any purpose.

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