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Confidentially available



A highly profitable period country house and letting complex set within parkland grounds and paddocks of approximately 21 acres.

- 5 Bedroom modernized period house
- 4 x Detached 5star gold rated cottages (2 with residential consent)
- Highly profitable business
- Good owner privacy
- Stunning country views
- Highly accessible location (A38 4 miles)
- In all 21 acres

Guide Price  
£2,250,000

#### Introduction

A privately owned, highly profitable and well-run home and holiday letting business, situated in a tucked away, but highly accessible location, providing wider access to the road networks, coastline, city and open countryside. The 4 detached holiday cottages are all rated 5star gold by VisitEngland and 2 have the benefit of residential planning status, providing complete flexibility of use.

#### Situation

The property is found half a mile from the pretty village of Pillaton, amongst rolling Cornish countryside. The village provides a public house, village hall and church. The nearby village of Hatt has Post Office/store, whilst a Waitrose supermarket is found 4 miles distant, as well as access to the A38. Wider amenities can be found in Saltash, 5 miles, and the historic city of Plymouth 7 miles. Cornwall's southeast coastline lies 10 miles away with an abundance of attractive and interesting beaches and coves with excellent access. Mainline railway station is provided at Saltash with the quicker London service from Plymouth taking, on average, 3 hours 36 minutes. Dartmoor National Park and Bodmin Moor are within easy driving distance, as well as the Tamar Valley and estuary for sailing. A wide range of state and private schooling is on offer within the area at primary and secondary level.

#### The House

An unlisted, beautiful period home, most likely Georgian with Victorian additions. The house has been improved and renovated over the years and now provides spacious, characterful accommodation with a modern contemporary feel. The accommodation, in brief, comprises an entrance hall opening onto a large central staircase hall with stunning wide period staircase to a galleried landing. To the front are the sitting and drawing rooms, both with fireplaces, the study is found off the central hall. Beyond this the kitchen and dining room have been opened up to provide a large open plan space with direct garden access. The well-fitted kitchen has a range of oak fronted base and wall-mounted cupboards, matching island and Aga range cooker. Double doors from the kitchen open through to a large conservatory opening onto the garden with access to a utility at the rear. On the first floor is a galleried landing leading to all five bedrooms. Bedroom one having en-suite dressing area with built-in wardrobes and luxury shower room. Two further bedrooms have en-suite shower rooms and there is a separate family bathroom.

#### The Holiday Cottages

The four detached holiday cottages offer high quality, contemporary accommodation, finished to a high standard. Each cottage has its own hot tub, garden and Weber barbecue gas stove. The cottages are:  
Cottage 1 – Sleeps 2  
Cottage 2 – Sleeps 6  
Cottage 3 – Sleeps 4  
Cottage 4 – Sleeps 4

With 2 of the cottages there is some flexibility to let as a whole, sleeps 10, or a smaller, sleeps 2 within cottage 2 if required. Further details including 3D walk-throughs of the cottages can be found on the sellers website. Please contact the agents for more details.

With cottages 2 and 3 having residential consent, there is complete flexibility of the use to include permanent occupation by family members, long term shorthold rental and occasional/holiday use.

#### The Business

This highly successful, award winning and long-established business, has excellent trading accounts, indeed, some of the best we have seen within the industry. Accounts can be made available to bona fide potential purchasers following viewing. The cottages are multi-award winning, having won the gold award in the Cornwall Tourism Awards in 2014/15 for accessibility, the silver award for best dog friendly accommodation, and were highly commended in both the self-catering cottages of the year and sustainable tourism categories. They were also Dog Friend Business of the Year in Cornwall and the South West in 2016/17 and were awarded the coveted VisitEngland Rose (recognition of service excellence) in 2019 and also hold a gold award from GTBS (Green Tourism Business Scheme), and finally, in the 2020/21 Cornwall Tourism Awards they won Silver for Dog-friendly Business of the Year, and Bronze in the South West Tourism Awards in the same category.

#### Biomass Boiler and Solar

A Biomass boiler was commissioned in June 2013, which now generates a useful income stream from RHI payments, which are index linked and will continue until 2033. The boiler supplies all the hot water on site. Other money saving investments have been made in recent years, including a 17kwh solar array, along with two Tesla powerwall batteries storing 14kwh each. Also, a borehole was installed and provides a private supply of water with the mains still connected for a back-up. All these improvements combine to generate not only considerable income, but also substantial cost saving on utilities.

#### The Land

The property lies within a whole of approximately 21 acres. This is made up of gardens, parkland style grounds with trees and open spaces and paddock land, currently rented to a local farmer. There is, therefore, plenty of space for most needs including, growing, livestock, equestrian and generous recreation/play space.

#### Services

Electric, mains and private water supply, private drainage, Biomass boiler supplies hot water for all properties on site. Solar panels contribute towards electricity used on site.

#### Outgoings

The owners house is in Council Tax Band G whilst the 4 cottages have a rateable value of £10,250.

#### Local Authority

Cornwall Council [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

#### Viewing

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

#### Directions

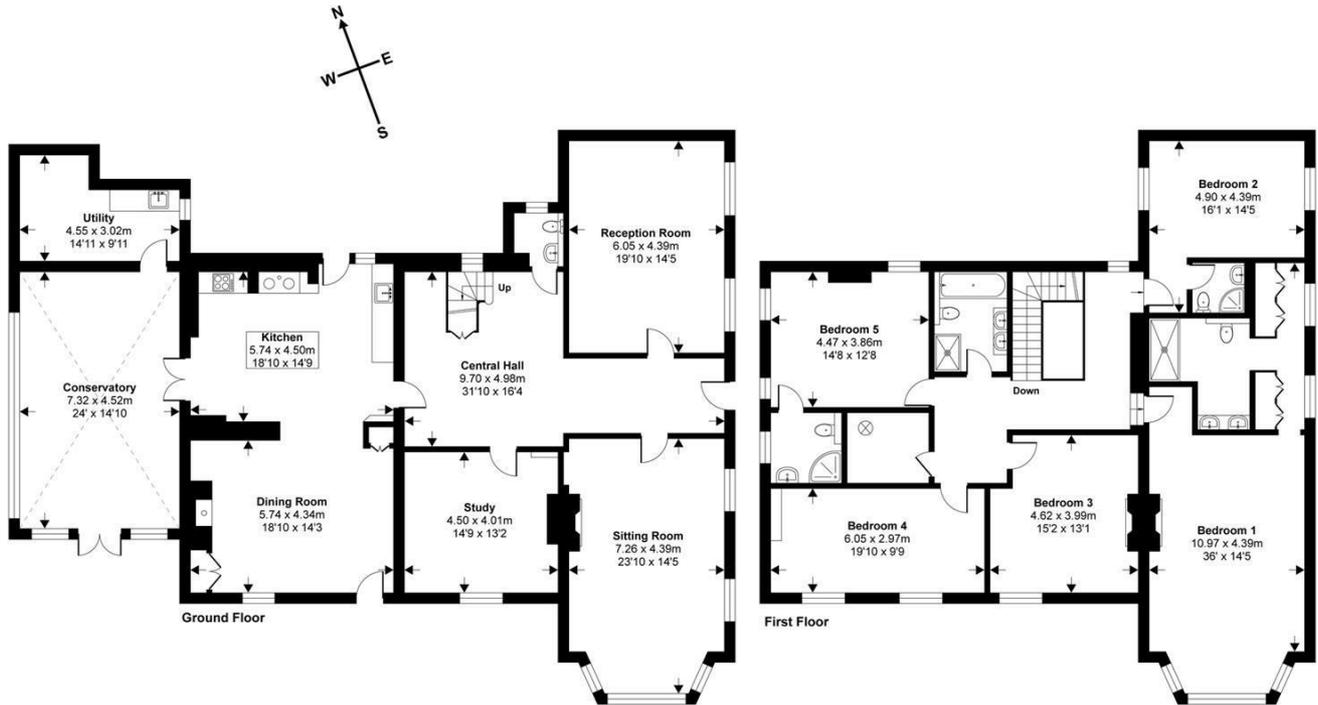
From the A38 at Plymouth, cross the Tamar Bridge and go through the tunnel. At the roundabout at the top of the hill, take the righthand exit onto the A388 following signs to Callington, Launceston and St Mellion. After about a mile, at the village of Hatt, turn left at the roundabout (signposted Pillaton). Follow the lane for about 2 miles until you pass Kernock Park Plants on your left. Take the next left (at the grass triangle) and follow the lane for about 400 yards and the entrance to the property will be found on your left.

#### 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). © nichecom 2021. Produced for Stags. REF: 708249

These particulars are a guide only and should not be relied upon for any purpose.

Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT



Energy Efficiency Rating		Current	Potential
(91-100) A	Very energy efficient - lower running costs		
(81-90) B			
(71-80) C			72
(61-70) D		59	
(51-60) E			
(41-50) F			
(1-40) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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