



Nantrisack
Cusveorth Coombe, Truro

savills

LODGE & THOMAS
ESTABLISHED 1892

Nantrisack Holiday Cottages

Nantrisack, Cusveorth Coombe, Truro TR4 8LD

(Truro 5.6 miles, Falmouth 9.6 miles, Plymouth 58.7 - All distances are approximate)

"An Impressive 5 bedroom farmhouse and 6 luxurious holiday cottages, tucked away amid the peaceful Cornish countryside"

- Superbly finished, spacious 5 bedroom farmhouse
- Situated circa 6 miles from the Cathedral City of Truro
- 6 luxurious holiday cottages, each with private hot tub and garden
- Set in over 2.6 acres of private grounds
- Yard of barns with potential to be developed, STPP
- Freehold



Nantrisack Farmhouse

Nantrisack Farmhouse was constructed by the current proprietors in 2007 and subsequently extended in 2013. The spacious home comprises 5 bedrooms, annexe, kitchen diner, utility room, second kitchen, dining room, sitting room and large conservatory. In addition, there is a hydro pool on the first floor balcony of the house.

Externally the Property has parking, two double garages and a large enclosed garden.

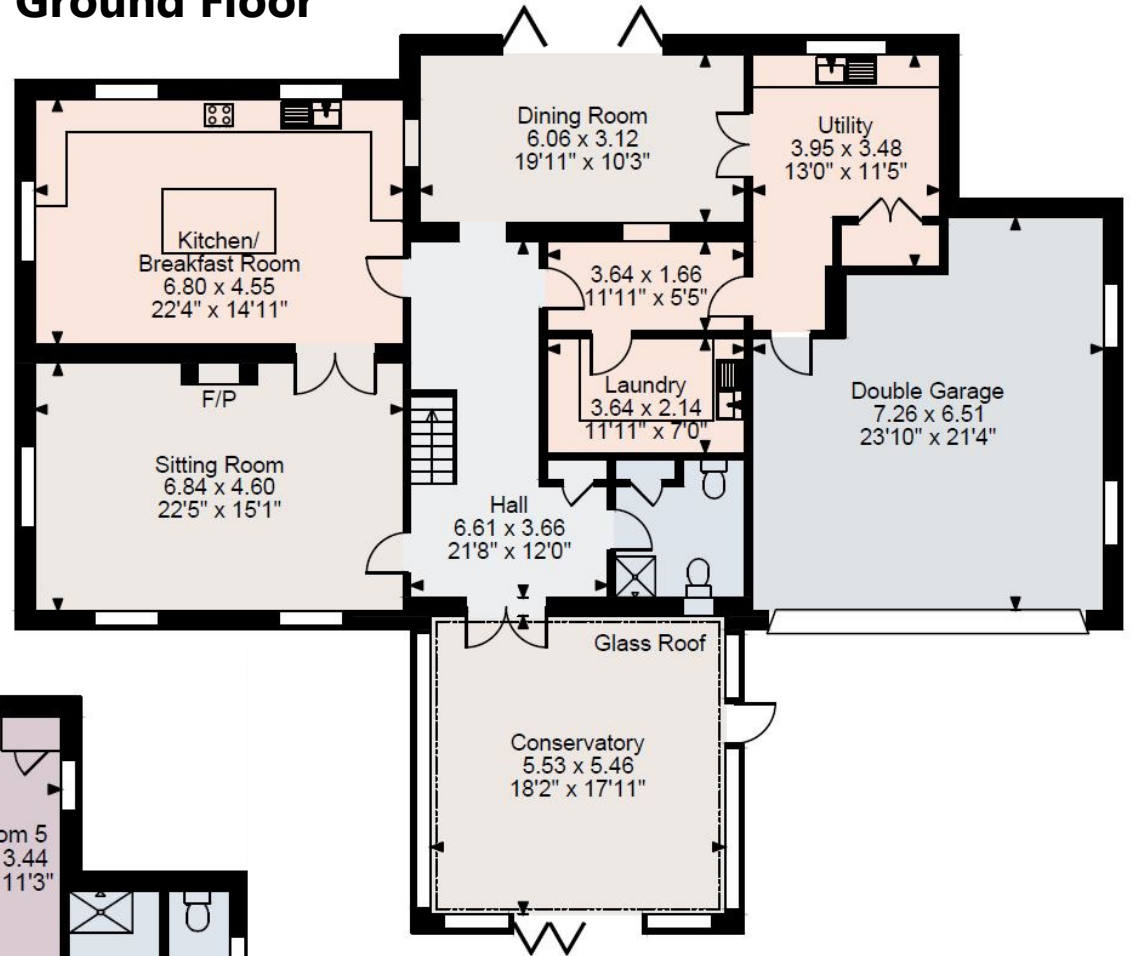




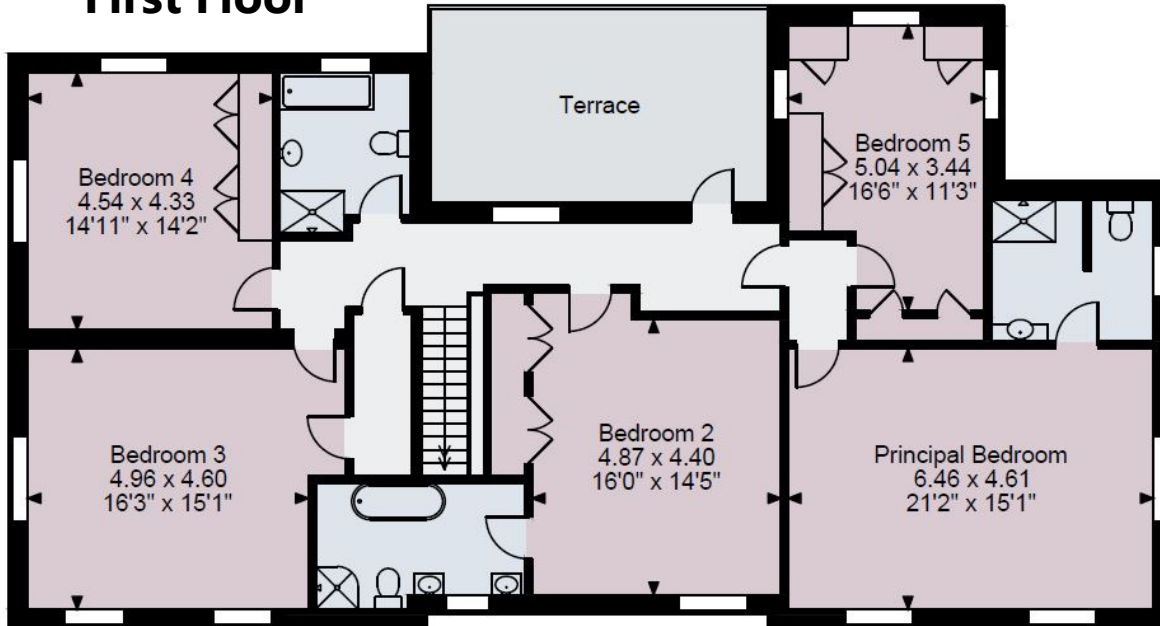


Nantrisack Farmhouse

Ground Floor



First Floor



Cottage Accommodation

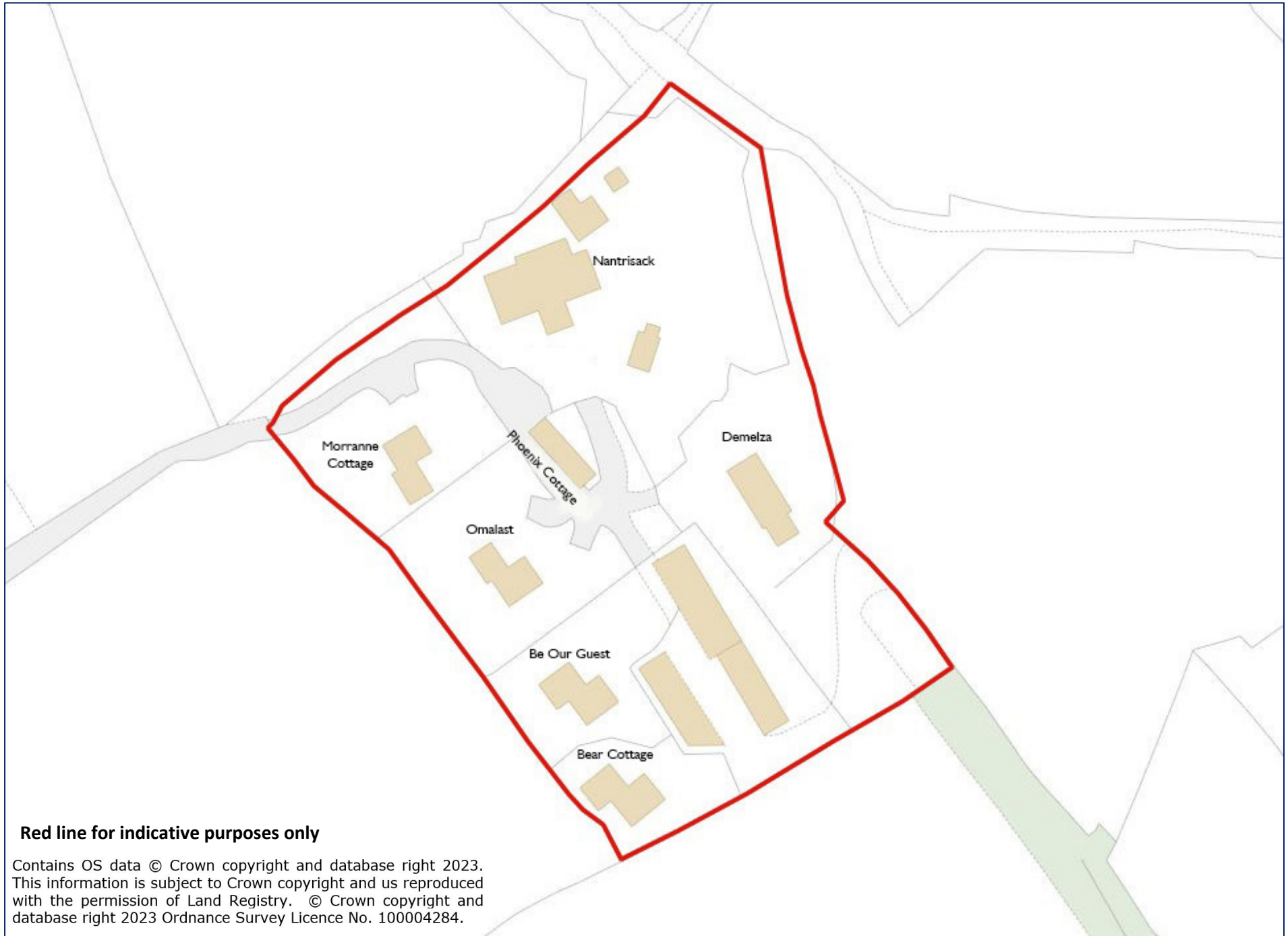
The cottages were sympathetically constructed or converted by the current proprietors to provide luxury accommodation, sleeping up to 16 guests in total. Each cottage benefits from individual gardens and private hot tubs.

A breakdown of the accommodation is provided below:

Cottage	Sleeps	EPC
Morranne	4	E
Demelza	4	C
Omalast	2	E
Bear Cottage	2	D
Be Our Guest Cottage	2	D
Phoenix Cottage	2	E
Total	16	







Red line for indicative purposes only

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Bear Cottage



Bear Cottage



Be Our Guest Cottage



Phoenix Cottage



Phoenix Cottage



Be Our Guest Cottage

Truro

Cornwall is a county renowned for its sandy beaches, spectacular coastline, wooded creeks and traditional fishing villages. It has a vibrant arts community and an excellent food scene with award winning restaurants and celebrity chefs making the county their base. Cornwall is a fantastic location for families as well as holiday makers where they can enjoy an outdoor lifestyle, surfing, sailing, walking, swimming, rowing or paddle boarding.

Truro is the UK's southernmost city and is the county town of Cornwall. Truro is famous for its Cathedral, its shopping facilities and its range of independent shops, restaurants and cafés.

Truro is easily accessible from Nantrisack, around 5.6 miles to the north east, accessed via the A39 and provides a full range of local amenities.

Connectivity

Accessed via country lanes, the Property is situated among the rolling fields of the Cornish countryside. The Property is 2.8 miles away from the A39 affording it excellent connectivity. Truro Station is 5.2 miles away and offers a direct service to London Paddington in approximately four and a half hours. The nearest airport is Newquay which is 21.4 miles away and provides domestic and continental flight routes.

Nearby are a range of attractions including Truro, the coastline and beaches, plus others such as the Eden Project. Nantrisack is almost equidistant from both the north and south coast meaning it is an excellent base from which to explore all that the county has to offer.



External Areas & Development Potential

Externally the Property includes ample parking for the farmhouse and cottages. The Property features a large yard of barns which have potential to be converted to provide further accommodation, subject to obtaining planning permission. In total the Property is set in circa 2.6 acres.

General Information

Services: Mains electricity and water. Private drainage. Mains gas available if required.

Tenure: Freehold

Council Tax Band: F **EPC:** Main House D

Trade: The business is currently owner operated and trades as a holiday cottage accommodation.

The business currently trades through sykescottages.co.uk under references: 1008401, 960063, 959879, 959978, 101242, 959677.

TUPE: A purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT: Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings: Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority: Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall TR1 3AY. Tel: 0300 1234 212

what3words///eternally.brochure.rural

Contact:

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Viewings

Strictly by appointment with Savills or Lodge & Thomas. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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