



Penpethy Holiday  
Cottages



LOWER  
PENPETHY

POST OFFICE



# Penpethy Holiday Cottages

Lower Penpethy Farm, Tintagel, Cornwall PL34 0HH

Trebarwith Strand 2 miles • Tintagel 3 miles • Camelford 3 miles • Wadebridge 14 miles • Bude 18 miles

An enchanting character holiday cottage complex situated just inland from the north Cornish coast.

Handsome traditional farmhouse and four holiday cottages set with around six acres of pasture.

- Thoughtfully renovated 3 bedroom farmhouse
- Four holiday cottages accommodating between 2 and 4 guests
- Wealth of traditional features
- Further Scope (subject to necessary consents)
- Laundry/games room.
- Pasture field with willows and solar panels.

In all approximately 7 acres (2.83 hectares)

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[stags.co.uk](https://stags.co.uk)

## Situation

Standing in an Area of Outstanding Natural Beauty around two miles from the picturesque sandy beach at Trebarwith Strand, Penpethy Holiday Cottages is situated in an accessible location just inland from the north coast.

Perhaps best known for its romantic association with King Arthur and The Knights of The Round Table, Tintagel and the surrounding area is steeped in history with some of the most spectacular scenery in Cornwall. Tintagel itself provides a wide range of day to day facilities including shops, a post office, local inns and a primary school. The nearby town of Camelford provides a wider range of amenities including a secondary school.

The property is in an outstanding location for ready access to this stretch of the coast with popular towns and villages including Boscastle, Port Isaac, Polzeath and Padstow all within easy reach. This famous stretch of coastline, much of it under the stewardship of The National Trust, is a major attraction for visitors to the cottages who are able to enjoy a wide choice of secluded coves and sandy beaches, some of which provide the best surfing in the County. Slightly inland from Tintagel is the beauty of Bodmin Moor with a wide range of walks including Cornwall's two highest points, Brown Willy and Rough Tor.

There is a golf club on the outskirts of Camelford and close to this is the start of the Camel Trail which is popular for cycling, horse-riding and walking and leads all the way along the River Camel to Padstow. The nearby Camel Estuary offers sailing, water-skiing, kayaking, wind surfing and kite surfing along its length.

## The Property

Overlooking an attractive, granite-chipped central courtyard, this traditional former farmstead is an established holiday cottage complex. In recent years, the property has been the subject of a sensitive programme of modernisation and now provides extremely comfortable accommodation which successfully blends character features with contemporary style.

The farmhouse boasts a striking broad fronted exposed

stone façade under a natural slate roof with brick detailing around windows and doors. The Vendor has thoughtfully updated the property retaining a number of features including slate flagged floors, open beamed ceilings and traditional fireplaces whilst at the same time refurbishing to create a delightful family home.

The four single storey holiday cottages were converted from a range of traditional stone outbuildings and offer well-appointed guest accommodation.

Externally there is a detached stone outbuilding which currently houses the guest laundry but may have potential for perhaps an additional holiday unit (subject to obtaining all necessary consents). In addition, underneath part of the main residence is a substantial storage area which again could possess potential for incorporating into the main residence (subject to obtaining all necessary planning consents).

To the rear of the farmhouse is an attractive mature garden with woodland beyond and adjacent to this, the splendid 6 acre pasture paddock with an area of recently planted Willows and, to the rear of the cottages, amenity land.

## The Farmhouse

Situated at the far end of the courtyard overlooking the cottages, the property retains a number of character features, particularly evident in the cosy **dining kitchen** where there is a slate flagged floor, open beamed ceiling and a duck-egg blue dual control electric Aga set into a former fireplace with adjacent butler sink. This room is delightfully finished with a granite topped peninsula island with drawers under. To the rear of this room is a **kitchen** with a range of framed Shaker style units topped with an oak work-surface. Beyond is a **utility room**. The **snug** is again full of character with an open beamed ceiling, fired earth Indian slate floor and a handsome local fireplace with multi fuel stove serving the central heating and hot water. Steps lead up to the **master bedroom** complete with a newly fitted **en-suite shower room** and the fabulous triple aspect formal **sitting room** which enjoys direct access to the garden and features a wood-burning stove.

To the first floor are two additional **double bedrooms** and a family **bathroom**.



Farmhouse



Farmhouse



Farmhouse



Forget-Me-Not Cottage



Buttercup Cottage



Foxglove Cottage



Daisy Cottage

## The Cottages

Stretching along one side of the courtyard are the single storey cottages. Accommodating between two and four guests, the cottages all afford comfortable accommodation and, in particular, Foxglove Cottage, Forget-Me-Not Cottage and Buttercup Cottage have been re-appointed with new kitchens and some new bathrooms.

### Forget-Me-Not Cottage (Sleeps 2 + 2)

A delightful character cottage with contemporary **kitchen/dining room**, **sitting room** with sofa bed and wood-burning stove and a **master bedroom** with reappointed **shower room**.

### Buttercup Cottage (Sleeps 2 + 2)

This cottage has a spacious **open-plan kitchen/living room** complete with contemporary gloss grey **kitchen**, sofa bed and wood-burning stove. There is a **double bedroom** and **bathroom**.

### Daisy Cottage (Sleeps 2 + 2)

Again, the property features a spacious **open-plan kitchen/dining room** with sofa bed, a **double bedroom** and **bathroom**.

### Foxglove Cottage (Sleeps 4)

The largest of the cottages with an **open-plan kitchen/living room**, reappointed with contemporary units and featuring a wood-burning stove. There is a **double bedroom** and **twin bedroom** together with a well-appointed **shower room**.

## Outside

Penpethy Holiday Cottages are approached over a short section of shared driveway into the granite-chipped courtyard with extensive parking. Opposite the cottages is a stone and slate **outbuilding** (19'10" x 21'3") that is currently used as a guest laundry. However, it is considered that further potential may exist for conversion into an additional holiday unit (subject to obtaining all necessary planning consents).

The farmhouse stands at the far end of the courtyard in an elevated position with a charming garden to one side, including a chicken run and sun terraces to the front. Attached to the farmhouse is a useful **store building** whilst, underneath the sitting room and master bedroom, is a substantial **under-croft** (38'0" x 14'5") area which again provides extensive storage and may have potential for additional accommodation (subject to obtaining all necessary planning consents).

Surrounding the farmhouse and cottages are areas of grounds with a terraced mature garden to the rear of the farmhouse complete with water feature and woodland beyond. Adjacent to this is the sloping pasture land from where wonderful views are enjoyed and it is within this enclosure that there are the solar panels and around 2,000 newly planted Willows which are on a four year cropping cycle to sustain woodburners.

To the rear of the cottages is a further area of grounds with former pond. The cottages also benefit from a recycling area and refuse store with each of the cottages having their own sun terrace to the front.

## The Business

Penpethy Holiday Cottages has been successfully reinvigorated by the Vendor who has enthusiastically modernised the accommodation and promoted the business. The property now affords a wonderful opportunity to continue the growth of the business within this highly sought after north coast position.

We wholeheartedly recommend that you visit the Vendor's website [www.penpethyholidaycottages.co.uk](http://www.penpethyholidaycottages.co.uk) and see the great reviews on Trip Advisor. Accounts can be made available to interested parties following viewing.

## Services

Mains electricity. Private water supply. Private drainage. Multi-fuel stove serving central heating and hot water in main farmhouse with separate electric boiler back up. Electric heating in cottages. Solar Panels within the field providing electricity with a feed-in tariff.

## Directions

Proceed towards Tintagel on the B3263 and Penpethy Holiday Cottages will be found in the hamlet of Penpethy. A blue sign on the right hand side of the road indicates the location.

## Outgoings

The cottages have a Rateable Value of £10,000 and in 2016 the rates payable was £3200. The farmhouse is in Council Tax Band D.

## Local Authority

Cornwall Council, Treyew Road, Truro, TR1 3AY.

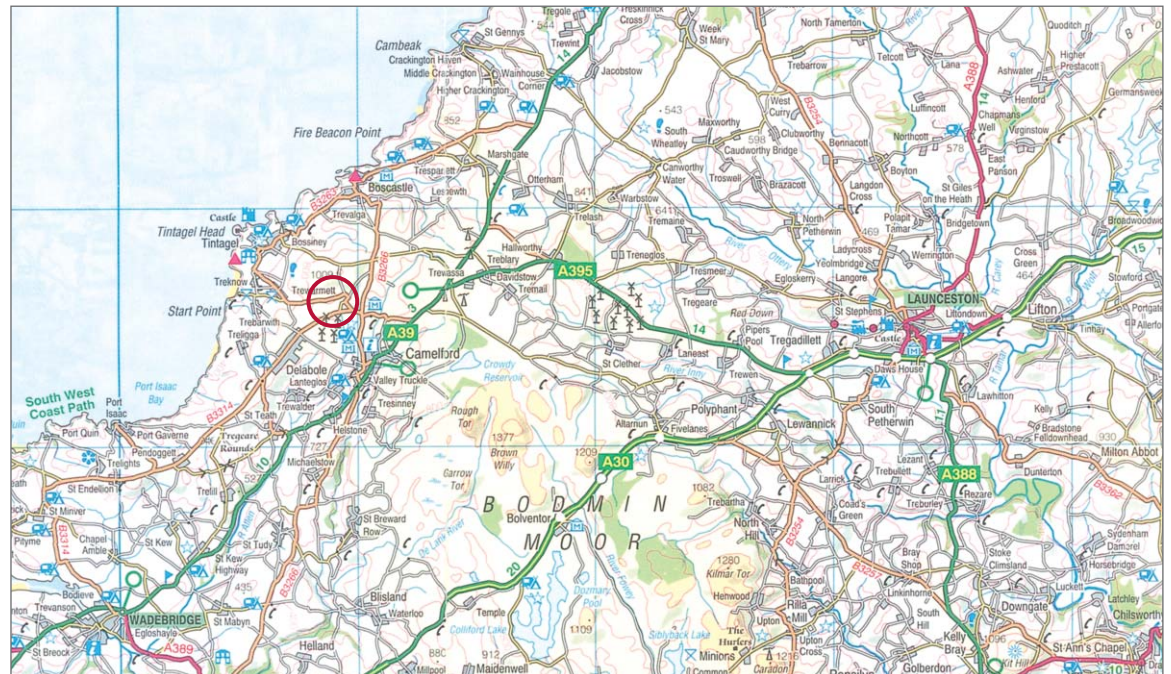
## Fixtures and Fittings

Only those mentioned in the sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments etc., are excluded but may be available by separate negotiation.

## Viewing

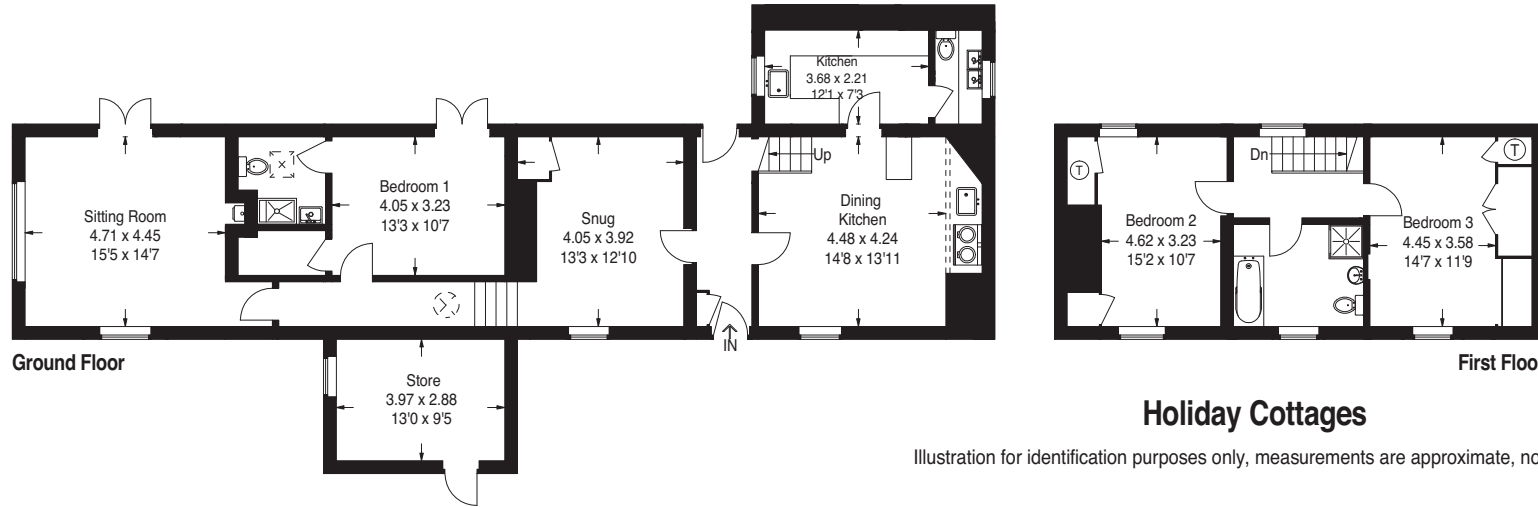
Strictly by prior appointment with Stags' Holiday Complex Department on 01392 680058 or Stags' Launceston office on 01566 774999.

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



## Lower Penpethy Farmhouse

Illustration for identification purposes only, measurements are approximate, not to scale.



## Holiday Cottages

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