



STAGS

Holiday Cottages

Holiday Cottages

Illogan Churchtown, Redruth, TR16 4QZ

Portreath 2 miles Truro 15 miles St Ives 16 miles

- Selection of attractive holiday cottages.
- Five 1 bedroom cottages
- Three 2 bedroom cottages
- Courtyard setting
- Ancillary rooms
- Parking and gardens

Guide price £600,000

SITUATION

The holiday cottages are situated about two miles inland from the popular North Cornwall stretch of coastline between Newquay and St Ives. They lie on the edge of the village at the head of a wooded valley which runs down to the coastal village of Portreath with its harbour and sandy surfing beach.

With access to the A30 only three miles away, the cottages are perfectly located to explore the coastline with its many superb beaches, secluded coves and clifftop walks, and to take advantage of the many attractions that Cornwall has to offer.

Picturesque St Ives is about 16 miles away whilst Truro, with its excellent shopping centre and independent schooling, is approximately 15 miles distant.

Illogan provides a good range of local facilities including public house, local grocery store, churches, doctors surgery and primary school. Tehidy County Park and Golf Course are nearby and there are a number of beautiful National Trust gardens within easy driving distance.

THE PROPERTY

Set around an attractive courtyard which partly adjoins a separate dwelling, the eight holiday cottages were originally converted from a range of traditional barns and now offer comfortable one and two bedroom accommodation.



An interesting opportunity to acquire eight holiday cottages in a courtyard setting within 2 miles of the North Cornish coast.





The conversion retains some character features and, whilst the cottages may benefit from updating, in the past they have operated as a successful self-catering enterprise. In summary, there are five one-bedroom units and three two-bedroom units with ancillary facilities including a former games room, laundry, store and office.

OUTSIDE

The cottages are approached over a driveway which provides access directly into the courtyard and also to the communal guests car parking area where there is space for a number of vehicles.

To the rear of the cottages is a delightful lawned garden, partly walled, and including small patio areas for some of the cottages.

In total, the plot extends to approximately 0.87 of an acre.

PLANNING

We understand that the holiday cottages should be used as holiday accommodation only and should not be occupied as a persons sole or main place of residence. The owner/operator shall maintain an up-to-date register of the names of all owners/occupiers of each individual unit on the site and of their main home address and this information should be made available to the local planning authority at all reasonable times.

Further information and history can also be obtained from Cornwall Councils online planning register at www.cornwall.gov.uk.

AGENTS NOTE

Some of the properties are currently let on residential tenancies however the intention is to provide Vacant Possession upon Completion.

PLANS AND BOUNDARY FENCES

A plan, which is not to scale, is included with these particulars for identification purposes only.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488, acting as joint agents in conjunction with Sanderson Weatherall (Joint Fixed Charge Receiver).

DIRECTIONS

From the centre of Illogan, proceed towards Tehidy into Alexandra Road and follow this until turning right at Marys Well crossroads. Drive down this lane and turn left where there are signposts for the Aviary Court Hotel and The Barnyard (Wells Lane). The entrance to the holiday cottages is approximately 50 yards on the right-hand side.





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



Stags

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
89-100	A		89
81-88	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F	22	
1-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

