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Confidentially Available





Plymouth Centre 21 miles Looe 4 miles  
A38 6 miles Exeter Airport 63.9 Miles

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**An extremely successful B&B & Yurt holiday letting business, located in a fabulous position with stunning views**

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- 3 Yurts with individual WC/Shower facilities
- Extremely Successful Luxury B&B
- Approx 2.2 Acres
- Extensive Accommodation
- Millendreath Beach 1.25 miles
- Would Perfectly Suit an Extended Family
- Additional 2 letting units available by separate negotiation

**Guide Price**  
**£1,000,000**



### SITUATION

This fabulous property sits neatly in a tranquil and peaceful location on the rural outskirts of the pretty fishing village of Looe. This deeply interesting and unusual house occupies a prominent position and is an island of privacy and tranquillity. Everyday amenities can be met in Looe with many small shops, restaurants, galleries and pubs together with a small fishing fleet. There is a branch line linking Liskeard on to Penzance, Plymouth and Paddington. More comprehensive needs are met by the local market town of Liskeard which has all the amenities expected from a thriving busy market town.

### DESCRIPTION

Efficiently run today as luxury holiday accommodation, which provides a generous income whilst maintaining the privacy of a main residence. Although it could easily also provide accommodation for a growing or extended family. There is a long and fascinating history to this wonderful property possibly incorporating royal connections. Today the Barns boasts the remains of a 13th century water wheel pit, which you can see under a glass floor in the office. Local legend suggests this was connected to a smugglers tunnel still awaiting discovery. The house sits neatly within 2.2 acres of gardens and pasture with useful outbuildings and offers either an excellent opportunity to acquire an ongoing business with potential or a versatile family home with land.

### ACCOMMODATION

This grade II listed, converted barn is full of intrigue, probably once comprising of shippens and stable with threshing floor and hayloft above. Today it is loosely laid out to comprise of two bedroom reverse level, used as owners accommodation, with four additional bed and breakfast suites. All rooms have either en-suite bathrooms or

shower rooms and there is a separate kitchen and dining room for the guests. Upon crossing the threshold you are greeted with a light and airy entrance. Upstairs the accommodation is enormously impressive, of particular note is the vast sitting room, which is flooded in natural light by large windows which also allow you to enjoy the far reaching views. A recent extension at this level makes the accommodation work particularly well.

### GARDENS AND GROUNDS

Sitting comfortably in 2.2 acres of mainly gardens and paddock, the front of the property has a parking area suitable for at least 6 to 7 vehicles from the gated driveway, steps rise to the entrance. A terrace provides a seating area which takes advantage of the superb rural views and sea glimpses, and contain mature shrubs and palms. To the rear, the large gardens are lawned with a terrace area perfect for alfresco dining. Beyond this is the Yurt area and with an enclosed paddock adjoining.

### YURT ACOMMODATION

Three successfully let self catering yurts lie in a paddock away from the main house, providing quality glamping accommodation. Each yurt has it's own sundeck with breathtaking views to the west over countryside towards the sea at Looe.

### SERVICES

Private Drainage. Mains Electricity. Oil. Mains Water. Broadband.

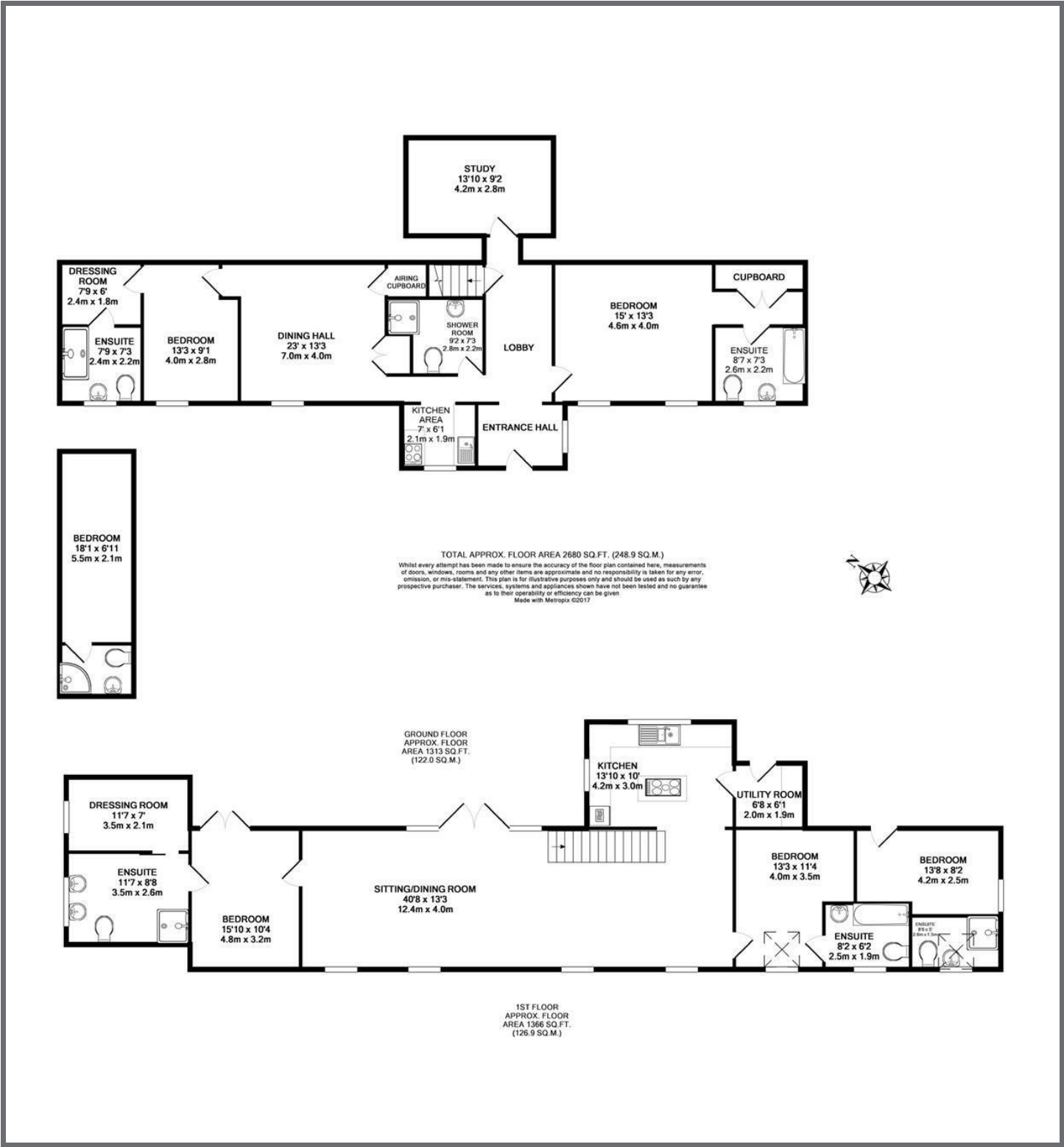
### Viewing

Strictly by appointment through Stags Holiday complexes department on 01932 680058

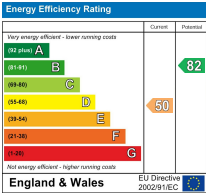
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