



Coombe Farm House & Holiday Cottages

St. Keyne, Cornwall

Carter Jonas

Coombe Farm House
& Holiday Cottages
St. Keyne
Liskeard
Cornwall
PL14 4RS

Holiday letting business located
5 miles from the south Cornwall
coastline and the fishing villages of
Looe, Polperro, Fowey and the sandy
beaches of Tolland and East Looe.

Comprising a 4-bedroom detached farmhouse, two
holiday cottages and an agricultural barn with former
planning permission for conversion into two further
holiday letting cottages.

Potential to site glamping units or shepherds huts
subject to gaining the necessary planning consents.

In all extending to 9.85 acres with paddocks and
woodland.

For sale as a whole by private treaty.

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Location
Coombe Farm House and Holiday Cottages
is located in a rural setting between the
two hamlets of St. Keyne and Herodsfoot in
South East Cornwall.

The harbour town of Looe is 5½ miles to
the South and provides a secondary school,
supermarket, dentist, shops, fish market,
moorings and a slipway for boating/sailing
which is popular with tourists due to its
picturesque nature and has recently been
used in the filming of the BBC TV series,
Beyond Paradise. Further amenities can
be found at Liskeard 4½ miles to the North,
including a mainline railway offering regular
services to London Paddington.

Plymouth is the commercial centre of the
area 25 miles to the East and is accessed
from the A38 via the Tamar Bridge or the
Tor Point Ferry. The city provides a theatre,
shopping centre, multiplex cinema and
national aquarium.

Popular tourist attractions in the area
include the fishing village of Polperro (8
miles away), Fowey (10 miles away) and the
sandy beaches of Tolland and East Looe.

Attractions in the area include The Eden
Project at St. Austell, the Lost Gardens
of Heligan near Mevagissey, Lanhydrock
House (National Trust) at Bodmin, Antony's
House (National Trust) at Tor Point and the
Adrenalin Quarry near Liskeard. Mountain
biking is available at Cardinham Woods near
Bodmin.

The North Cornwall coastline is accessible
at the popular harbour town of Padstow
and at the sandy beaches of Polzeath and
Constantine Bay, plus the former fishing
village of Port Isaac made famous by the
Doc Martin TV series.



The Business

The business comprises of two holiday letting cottages run on a limited season.

Currently the owners run the cottages themselves, do the laundry in-house and do not employ any staff. The holiday cottage complex does not have a website and they promote the business with limited advertising via Airbnb.

The property is located near the coastline and the popular destinations of Polperro, Fowey and Looe which makes it an ideal location to explore the South East Cornwall coastline.

The clients have professional careers and do not run a full season. The business is closed between October to March including the Christmas period and New Year. The business trades under the VAT limit.

The gross turnover for the two holiday letting cottages in 2023/24 was £20,000 from a very limited season.

Planning permission was granted for the demolition of a barn and erection of 2 holiday cottages and garage, planning reference: PA17/01014 from Cornwall Council dated 7th April 2017 to replace the agricultural barn; this planning permission has now lapsed.

The property is set in 9.85 acres with a lake, stream and woodland and the land has potential to add glamping units subject to gaining the necessary consents to increase the turnover and the offering of the holiday cottage complex.

Trading information can be provided to bona fide purchasers.



The Farmhouse

Unlisted period 4-bedroom traditional farmhouse of slate roof and hung slate to elevations, with parts dating back to the 17th century. The property includes such features as open fireplaces, slate floors, beamed ceilings, and exposed roof trusses.

The accommodation on the ground floor comprises a hallway/study with built-in cupboard, alcove with shelving and slate floor. Inglenook stone fireplace with slate hearth with granite lintel housing wood burning stove and original bread oven.

Utility room with terracotta tiled floor, Belfast sink unit and built-in cupboard housing a new Worcester oil-fired boiler. Access to cloakroom with low-level WC.

Sitting room with painted beamed ceiling, spotlights, slate floor and stairs to first floor accommodation. Under stairs cupboard and inglenook stone fireplace with wooden lintel, housing a wood burning stove on a slate hearth with built-in bread oven.

Dining room with wooden floor, beamed ceiling and spotlights.

Shaker style kitchen with LPG gas range cooker, matching cooker extractor hood, ceramic tiled floor, roll-top work surfaces with inset 1.5 bowl sink unit and plumbing for dishwasher. Range of wall and base cupboards. Spotlights in ceiling. French doors leading out into open rear porch with glazed elevations and slate floor.

Garden room with slate floor and beamed ceiling accessed by French doors from the sitting room with windows to sides and French doors leading out onto rear gardens.

The first-floor accommodation comprises a split stairway leading to different parts of the house. Bedroom 1, dual aspect with wooden flooring, exposed roof trusses and a cast iron open fireplace with slate hearth. Built-in cupboard and door to a newly fitted en-suite shower room with a white suite of wash hand basin in vanity unit, tiled shower cubicle to ceiling with chrome drencher shower, chrome electric heated towel rail radiator, exposed wooden flooring, extractor fan and spotlights.

Bedroom 2, with window to rear with views over the surrounding countryside down the valley. Exposed wooden flooring. Exposed roof trusses. Cast iron open fireplace with slate hearth. En-suite bathroom with a white suite of low-level WC, pedestal wash hand basin, bath with shower over, chrome heated towel rail radiator and spotlights.

Bedroom 3 with exposed roof trusses, exposed wooden floor and cast-iron open fireplace with slate hearth.

Bedroom 4, dual aspect. Exposed wooden floor, exposed roof trusses and cast-iron open fireplace with slate hearth.

Bathroom with a white suite of pedestal wash hand basin, close-coupled WC, bath with shower over, built-in airing cupboard, exposed wooden flooring, extractor fan and spotlights.

To the rear of the house is a sheltered gravelled area providing seating with exposed stone walls and wood store. Accessed by French doors in the garden room and from the kitchen. Stream-fed feature pond which tiers down to the lake.

The rear gardens are sloping with an orchard and mature trees that lead down to the lake where there is a wooden summerhouse overlooking the lake.

The front gardens have an area of lawn with shrub borders and a gravelled area. A wooden gate and stone steps lead out onto the concrete farmyard. A cast iron gate leads out onto the road located next to the entrance porch.







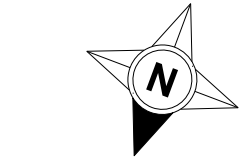
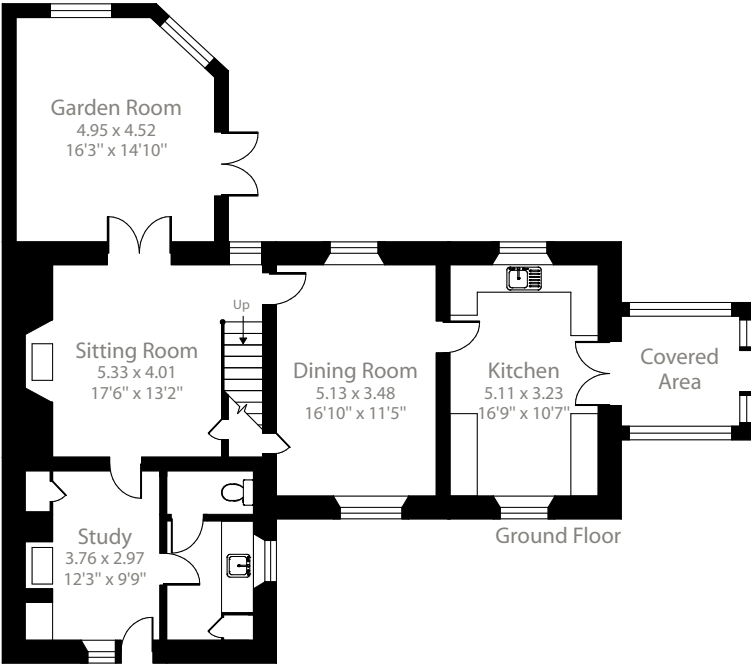
Floor Plan

Coombe Farm House

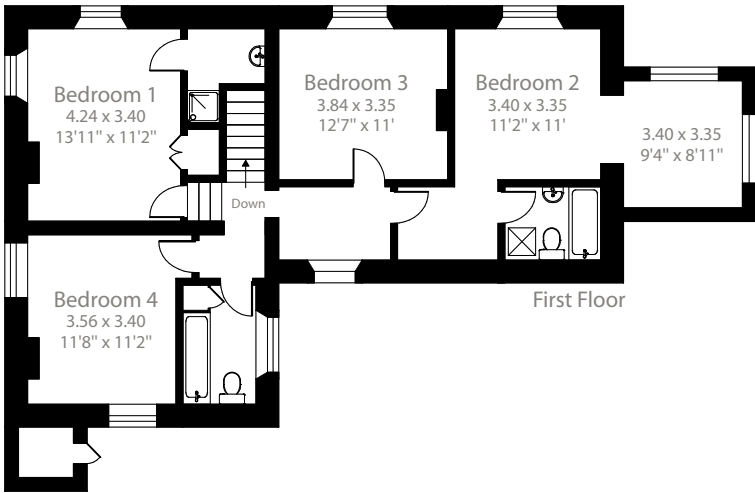
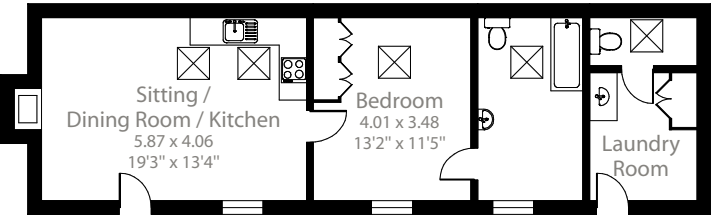
Approximate Area:
2206 Sq Ft / 204.9 Sq M

Outbuildings:
1024 Sq Ft / 95.1 Sq M

Total:
3230 Sq Ft / 300 Sq M



The Piggery



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Cottages

Two character self-contained detached cottages which have been renovated to a high standard with fitted kitchens, modern white bathroom suites and LPG central heating. They retain characterful features such as beamed ceilings, stone fireplaces and some exposed stone walls with modern amenities such as a hot tub.

The Cider Barn

Single storey detached traditional stone cottage providing open plan sitting/dining room and kitchen with vaulted ceiling, exposed roof trusses and painted exposed stone walls. Shaker style kitchen. Bedroom with vaulted ceiling, exposed roof trusses and painted exposed stone walls.

Bathroom with a white suite of close-coupled WC, pedestal wash hand basin, bath with shower over, vaulted ceiling with exposed beams, built-in cupboard housing a new wall mounted Ideal boiler and extractor fan.

Outside adjoining patio area with seating for guests. (Sleeps 2 + cot).

The Piggery

Single storey detached cottage with adjoining guest laundry providing an open plan sitting/dining room and shaker style kitchen with vaulted ceiling, exposed roof trusses and skylights. Ceramic tiled floor and an open fireplace housing a wood burning stove.

Bedroom with vaulted ceiling and exposed roof trusses with skylight and picture window overlooking the gardens which could easily be replaced by a pedestrian door if required. Built-in cupboards.

En-suite bathroom with a white suite of close-coupled WC, pedestal wash hand basin, bath with shower over, space to build an additional shower cubicle if required. Extractor fan. Vaulted ceiling with exposed roof trusses and skylight and window to front which could be replaced by a pedestrian door if required.

Outside, an enclosed garden with decking area, seating for guests and hot tub for 2/3 people. (Sleeps 2 + cot).



Outside

The land extends to 9.85 acres and is laid to pasture with two paddocks and areas of ancient, mature and newly planted woodland, orchards, a stream, water features and a lake.

The main entrance has a wooden five bar gate over a cattle grid that leads onto the concrete farmyard with parking for the two cottages. A timber fenced area houses the oil tank for the farmhouse and acts as a bin store for the house and cottages.

Within the complex of buildings, there is an open-fronted agricultural barn of 22.38m x 13.25m with a corrugated iron access door and a corrugated pedestrian door to side as well as a concrete and scaped floor, water, lighting and electricity.

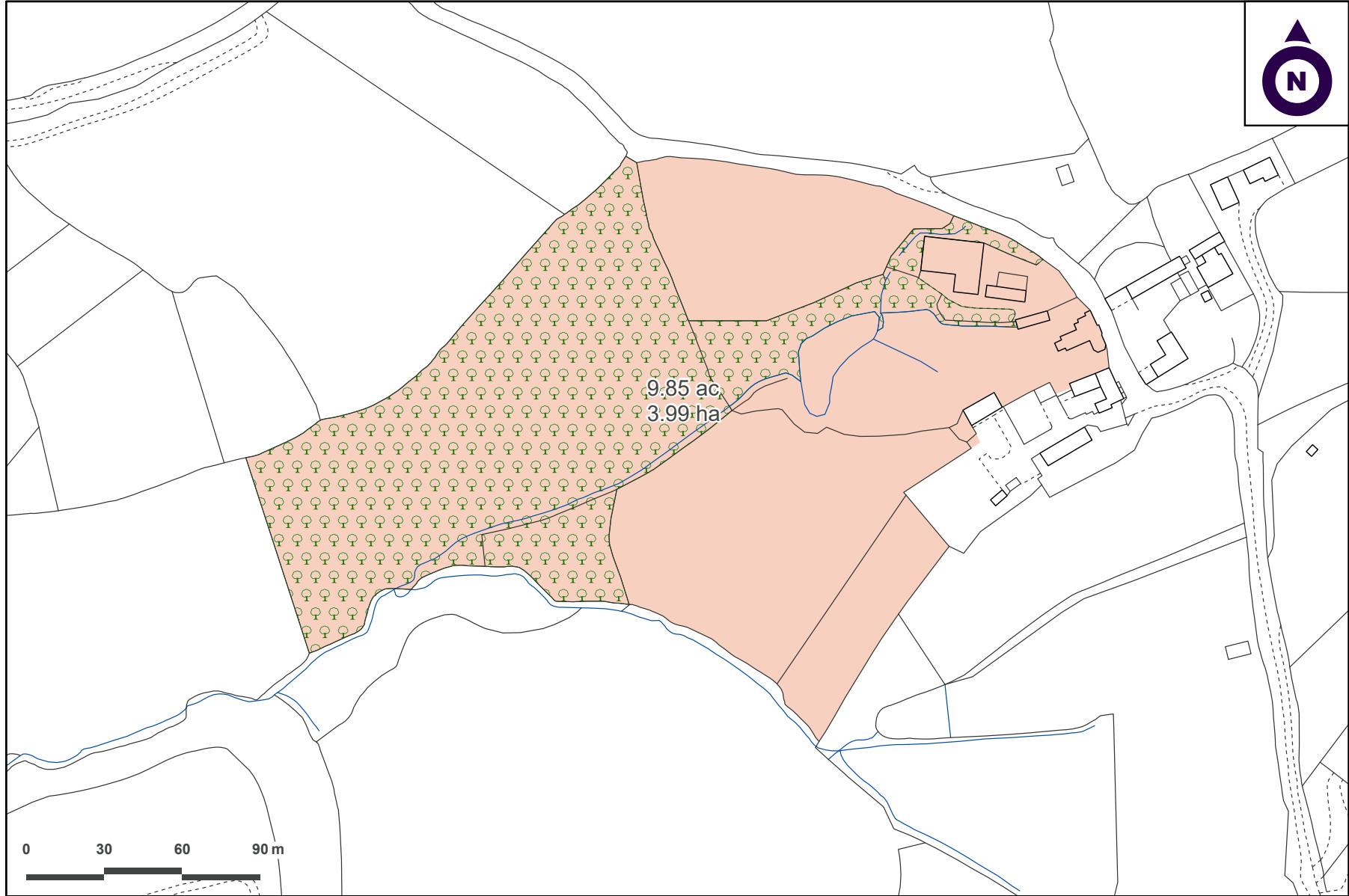
Adjoining workshop of 9.32m x 6.46m with scalped floor, power and lighting.

The agricultural barn and workshop previously had planning permission for two holiday cottages (now lapsed), so have potential to be converted into additional holiday letting cottages or a leisure facility such as an indoor swimming pool complex for the site, subject to gaining the relevant planning consents.

To the rear of the agricultural barn is a timber chicken shed and access steps leading down to the lake.

The lake area is popular with guests providing a walk around the edge and a picnic table for guests to use as well as a hexagonal timber summerhouse.





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Method of Sale

The property is offered for sale by private treaty, inclusive of furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion. The property is offered for sale subject to a restrictive covenant from 2003 that states "Not to use the property or permit it to be used for the carrying on of any trade or business whatsoever nor for any purpose otherwise than as a single private dwelling nor any garage or garden other than as ancillary to such." An Indemnity insurance policy can be provided by the Vendors in relation to the above.

Services

The property is serviced by mains electricity, a private water supply via a borehole and private drainage. Super-fast broadband. The farmhouse has oil-fired central heating. The cottages have LPG central heating. There are separate septic tanks for the farmhouse and cottages.

EPC Ratings

Coombe Farm House: Rated E.

Council Tax

Coombe Farm House: Band C.

Local Authority

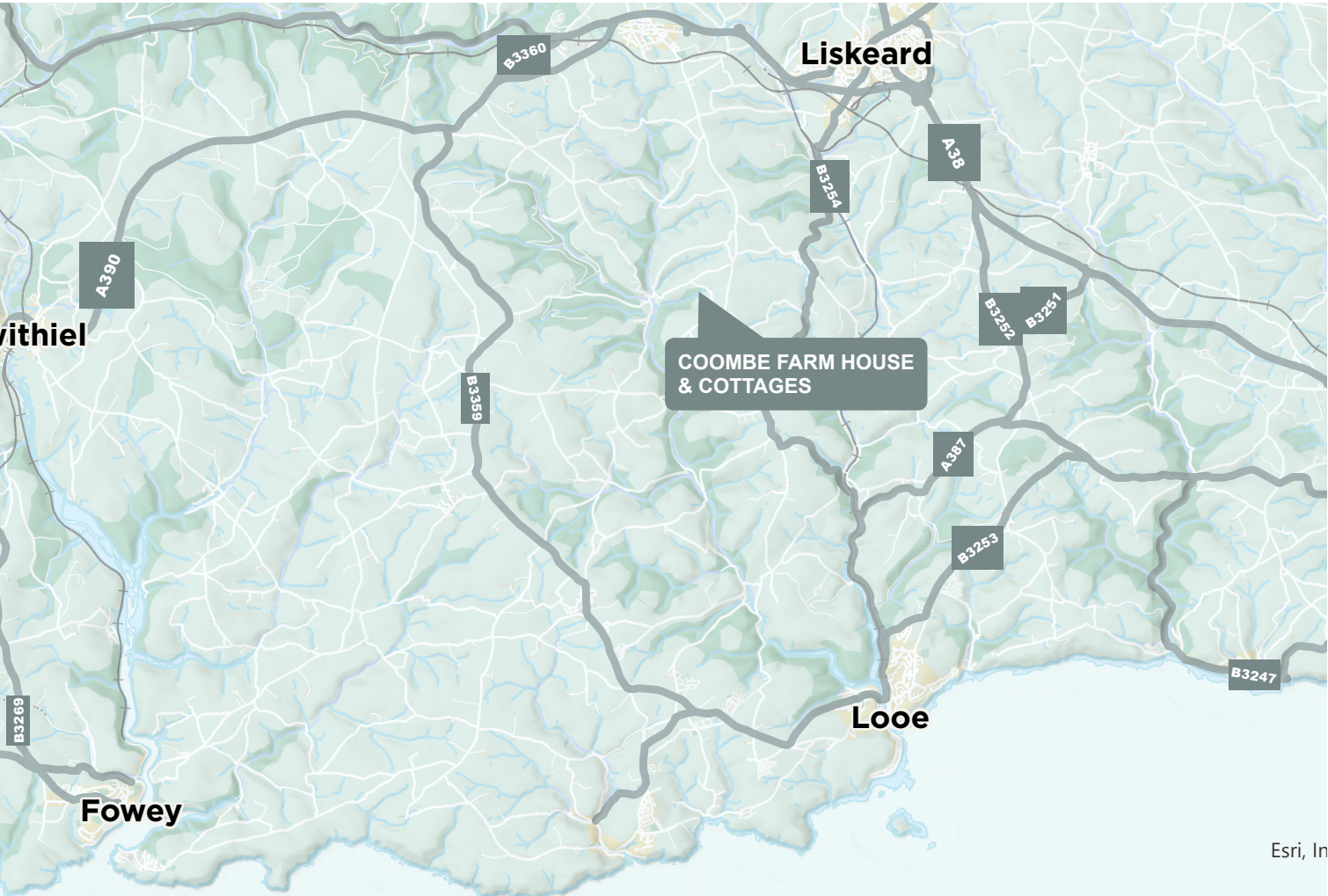
Cornwall Council
www.cornwall.gov.uk

Viewings

Strictly by appointment with agents
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