



Talehay Farm & Cottages

Looe, Cornwall

Carter Jonas



**Talehay Farm & Cottages**  
**Pelynt**  
**Looe**  
**Cornwall**  
**PL13 2LT**

**Holiday cottage complex 5 miles from the South Cornwall coastline including the fishing villages of Looe, Polperro and Fowey along with the sandy beaches of Talland and Lantivet.**

Premier holiday cottage complex ideally situated to explore the South East Cornwall coastline comprising a detached 4-bedroom farmhouse and four character holiday cottages.

There is potential to develop a further holiday letting cottage from the outbuildings, subject to gaining the necessary planning consents and an opportunity to add glamping to the business if required.

Set in 3.49 acres including paddocks.

For sale as a whole by private treaty.

**Carter Jonas**





### Location

Talehay Farm & Cottages is located in a rural setting yet only 1.5 miles from the village of Pelynt which is within walking distance across the fields via a footpath. The village provides a primary school, church, butchers, village shop/post office and The Jubilee Inn public house which is known for good food in the area.

The harbour town of Looe is 5 miles away with a secondary school, supermarkets, dentist, shops, a fish market, moorings and slipways for boating/sailing which is very popular with tourists. Further amenities can be found in Liskeard (11 miles). Plymouth is the commercial centre of the area (30 miles) and is accessed from the A38 via the Tamar Bridge or the Torpoint Ferry. Plymouth city has theatres, a shopping centre and cinema as well as the national aquarium.

Popular tourist attractions in the area include the fishing villages of Polperro (5 miles) and Fowey (7.5 miles) via the Bodinnick Ferry plus the sandy beaches of Talland and East Looe. The nearest beaches are Lantivet, Lansallos and Lantic Bay, a long stretch of unspoilt coastline owned by the National Trust and known locally as ‘the smugglers coast’.

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 House (National Trust) at Torpoint, 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 surfing beaches of Polzeath and Constantine Bay plus the former fishing village of Port Isaac, made famous by the Doc Martin TV series.

### The Business

Talehay Farm & Cottages has been in the same ownership since 2006 and is for sale due to retirement. The current owners have built up an established and profitable business. The property is located near the coastline and the popular tourist destinations of Polperro, Fowey and Looe which make it an ideal location to explore the area.

The road communications to the property are good and from the M5 motorway the A38 dual carriageway gives access to Plymouth.

The average gross turnover for the past five years is £82,000 with a turnover of £83,991 for the 2023/24 season from the letting of

the four holiday cottages. Repeat business of approximately 25%.

The clients both have professional careers meaning an increase in labour costs, cleaners, manager, gardener and builders. The business is effectively closed from November to March including the Christmas period and New Year. The business trades under the VAT threshold.

Maintenance over the past couple of years has included new bathrooms, windows, cookers and washing machines plus other refurbishments.

There is potential to convert the outbuildings into an additional holiday letting cottage or to use the paddocks for glamping, subject to gaining the necessary

planning consents. Hot tubs could be added to the cottages to extend the shoulder months.

The business is promoted via their website: [www.talehay.co.uk](http://www.talehay.co.uk) along with Booking.com, Dog Friendly Cottages, Cottages.com, The Cornwall Guide, Visit Cornwall, Cornwall Living, Unique Holiday Cottages, Simply Owners and The Good Dog Guide. The cottages are rated 5\* on TripAdvisor, 9.4 on Booking.com and 4.9 on Google. In addition, the business has a Facebook page and has potential to grow the social media presence of the business.

Bookings via their website are controlled by SuperControl which is a fully automated booking system. Trading information is available to bona fide purchasers.

### The Farmhouse

Grade II Listed 4-bedroom farmhouse which dates back to the 17th century with a range of features including open fireplaces, beamed ceilings and exposed stone walls.

The accommodation on the ground floor comprises an entrance porch with flagstone floor. Door into hallway with stairs to first floor and doors into dining room and sitting room. Glazed elevation in the hallway looking into the dining room. Dining room with flagstone floor, inglenook fireplace housing woodburning stove and window to front. Sitting room with beamed ceiling, inglenook fireplace with woodburning stove and window to front.

The hallway leads through to a snug with woodburning stove and inner hallway with utility room, cloakroom with low-level WC and wall-mounted wash hand basin, shower room with built-in airing cupboard and boot room with back door to outside.

Newly fitted shaker style kitchen with Belfast sink unit, granite work surfaces, slate floor, central island and breakfast bar, vaulted ceiling with exposed roof trusses and stairs leading up to a mezzanine study overlooking the kitchen and window to side with countryside views.

Bedroom 4 with built-in cupboards and window to front accessed from the kitchen via a flight of slate steps.

The first floor accommodation comprises a landing with walk-in linen cupboard, built-in cupboard and doors to rooms. Bedroom 1 with window to front, built-in cupboard and en-suite shower room. Bedroom 2 with window to front. Family bathroom. Bedroom 3 with window to side, built-in cupboard and en-suite shower room. Office with limited eave height and velux window to rear with countryside views.







# Floor Plan

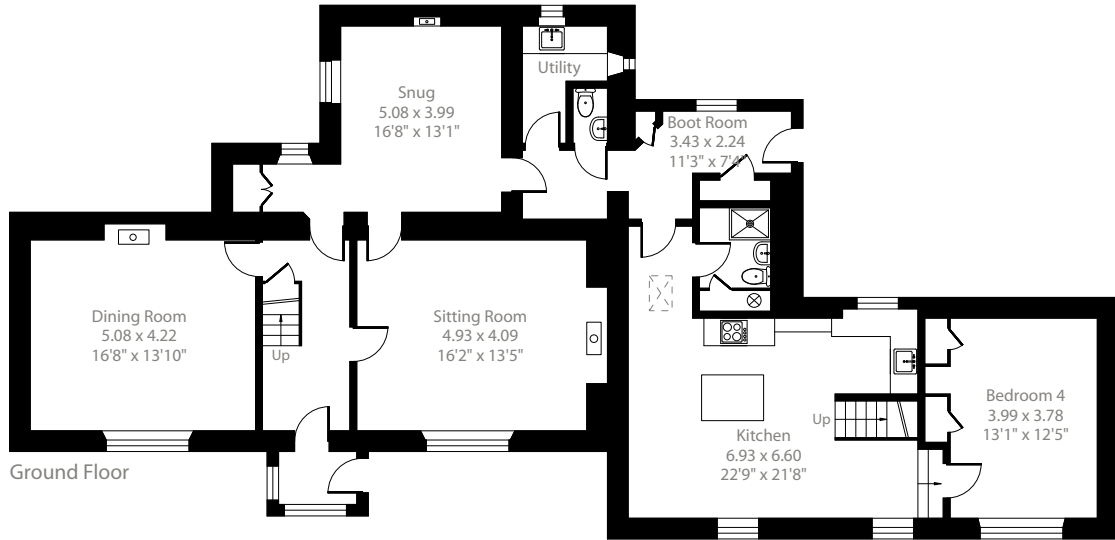
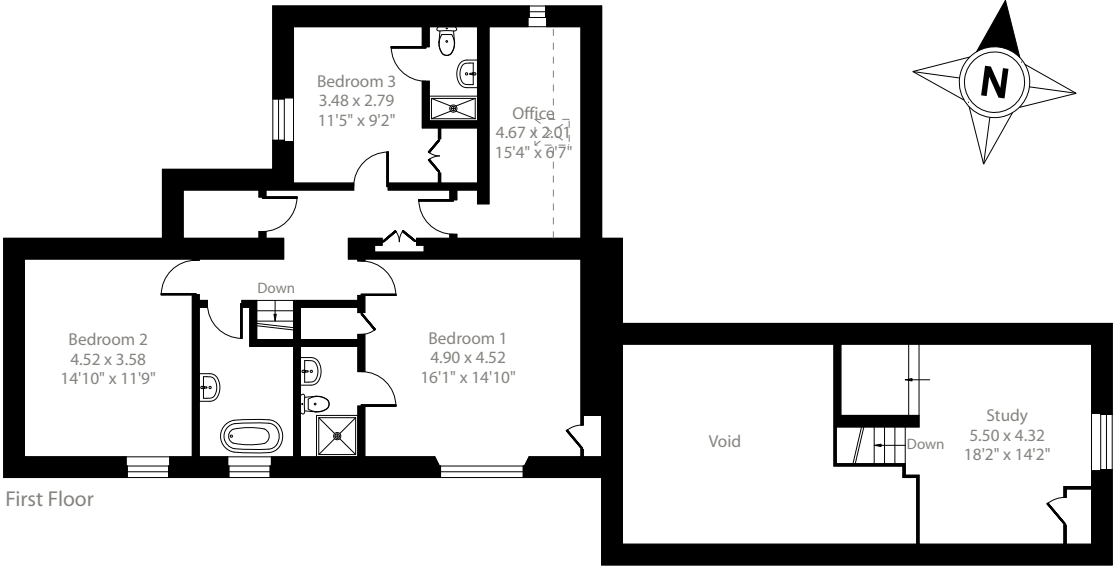
Talehay Farm, Pelynt, Looe

Approximate Area:  
2857 sq ft / 265.4 sq m (excludes void)

Limited Use Area(s):  
31 sq ft / 2.8 sq m

Total: 2888 sq ft / 268.2 sq m

Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Carter Jonas. REF: 1097112



**The Cottages**

Four character self-contained cottages which have been fitted out to a high standard with fitted kitchens, modern white bathroom suites and oil-fired central heating but retain characterful features such as beamed ceilings, stone fireplaces and exposed stone walls.

**The Lodge**

Detached stone built single storey cottage providing open plan accommodation of sitting room, kitchen and bedroom with newly fitted en-suite shower room. (Sleeps 2 + cot/z-bed).



**Barn Cottage**

Semi-detached two-storey stone built cottage with oak beams, slate windowsills and stone fireplace. The accommodation comprises on the ground floor an open plan sitting/ dining room and kitchen. At first floor, a bedroom and an en-suite bathroom. (Sleeps 2).





Owl Cottage

Semi-detached two-storey stone built cottage with oak beams, slate windowsills and stone fireplace. The accommodation comprises on the ground floor an open plan sitting/dining room and separate kitchen. At first floor, a landing, two bedrooms and bathroom. (Sleeps 4).





**The Coach House**

Single storey semi-detached stone built cottage with countryside views to rear. The accommodation comprises an open plan sitting/dining room and kitchen. Bedroom with en-suite shower room. (Sleeps 2 + cot/z-bed).



**Outside**

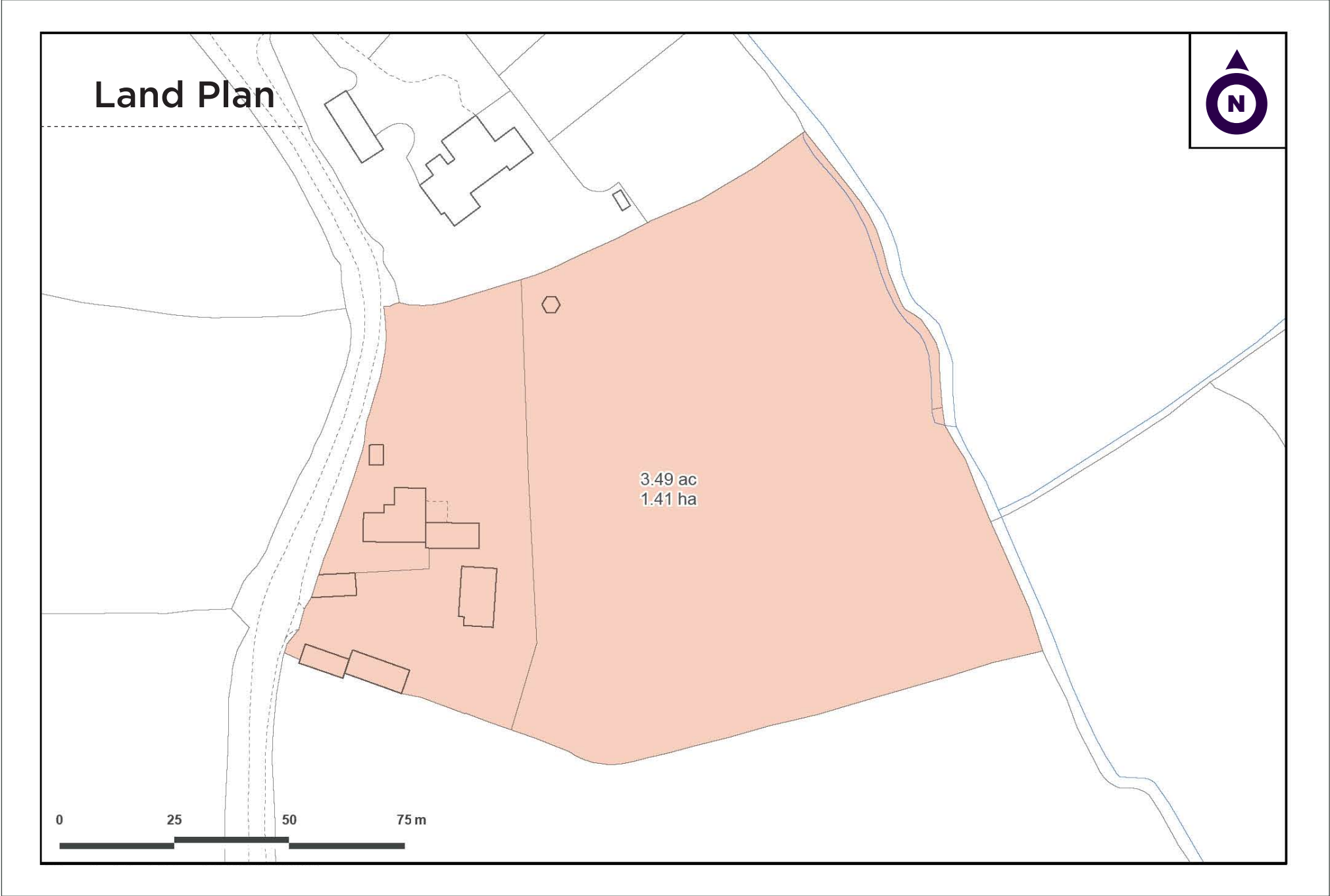
The gardens are an integral part of the business. Each cottage has its own picnic table and seating area and benefit from using the communal gardens and paddock. Within the grounds is a BBQ hut which is available for guests to use.

At the top of the site is a children's play area with climbing frame and swings on a woodchip area.

Double garage with wooden doors, electric and lighting housing the oil-fired boiler for The Coach House and The Lodge. Adjoining the garage is a workshop and log-store.







Method of Sale

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

Tenure and Possession

The freehold interest is being offered for sale with vacant possession available on completion.

EPC Ratings

Property	Rating
Talehay Farmhouse	E
The Lodge	E
Barn Cottage	E
Owl Cottage	E
The Coach House	E

Council Tax

Band F.

Rateable Value

According to the Valuation Office, the premises has a rateable value of £7,300. Interested parties are advised to make their own enquiries.

Services

The property is serviced by mains electricity, a private water supply via a borehole and private drainage.

Local Authorities

Cornwall Council  
www.cornwall.gov.uk



Viewings

Strictly by appointment with agents Carter Jonas.

Directions

From Plymouth, take the A38 signed to Liskeard for 16 miles. Pass the turning for Liskeard and stay on A38 until the

roundabout signposted St. Austell/ A390. Follow the A390 for 2.5 miles until you reach East Taphouse. Pass through the village and turn left onto the B3359 signposted Looe/Polperro. Follow the B3359 for approximately for 6 miles. Go past the turning for Lanreath on the right and take the next right turning signposted to Tremaine/Talehay Cottages. Follow the

lane for 1 mile and the property can be found clearly signed on the left hand side.



Weeks.Preheated.Coast





## Leisure

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## National Rural Agency

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