



T A W N A M O O R



# Tawnamoor

Bodmin, Cornwall, PL30 4AL

- Bodmin 3 miles
- Wadebridge 10 miles
- Lerryn 9 miles
- Truro 25 miles

An idyllic holiday cottage complex with impressive character house, wonderful views and around 17 acres of land and woodland

- Renovated four-bedroom house
- Three attractive holiday cottages
- Range of outbuildings
- Wind turbine, solar panels and biomass
- Paddocks
- Established woodland

In all around 17 acres (6.8 hectares)







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## Situation

Situated in Cardinham Woods and enjoying wonderful far reaching southerly views across treetops, Tawnamoor is an idyllic holiday cottage complex set amidst 17 acres of gardens, grounds and woodland.

Located between the north and south coasts of Cornwall, Cardinham is a picturesque rural area at the head of the Glynn Valley and perhaps best known for Cardinham Woods. Managed by the Forestry Commission, this nearby woodland is a haven for walkers, cyclists and horse riders with a network of trails, great views and delightful scenery.

Around 2 miles distance is the National Trust owned Lanhydrock House, again with attractive walks and cycle trails together with the late Victorian country house. Bodmin is around 3 miles away and provides a wide variety of shops together with a choice of supermarkets and out of town stores, educational facilities and a leisure complex.

On the south coast is the scenic River Fowey, an ideal place to keep either a yacht or dinghy as together with its creeks and inlets it provides fantastic opportunities for day sailing. The pretty villages of Lerryn and Golant are well worth visiting, as is the historic port of Fowey.

The A30 trunk road is 1.5 miles away and links the cathedral cities of Exeter and Truro. The A38 to Plymouth is also within easy reach. Bodmin Parkway

mainline railway is 3 miles. Newquay airport is 17 miles away, with daily flights throughout the UK and Europe.

## The Property

Approached over a long concrete driveway that passes through the private woodland, Tawnamoor is a truly idyllic retreat that has been an established Holiday Cottage Complex for a number of years, attracting returning guests and new visitors who are drawn by the fabulous surroundings and central location.

The three quirky holiday cottages have been thoughtfully converted from traditional barns and retain a host of character features including elevated ceilings with exposed timbers and the impressive fireplace in Tawnawood. The conversion also made use of 'home grown' elm and oak with a number of individual touches.

The main residence has been the subject of a comprehensive renovation and extension to provide extremely comfortable and stylish family accommodation that perfectly blends Cornish character and modern living spaces. Of particular note is the fabulous 21' wide glazed elevation of the sitting room, opening onto a wrap around sun deck from where the views are at their best.

With sustainability and the environment in mind, the property benefits from its own wind turbine and solar panels. There is biomass heating system in the main house,

with hot water provided by additional solar panels.

The grounds adjacent to the house and cottages are arranged as gardens and two paddocks which extend to around 3 acres. Descending into the valley are a further 14 acres of mature woodland, crisscrossed with pathways.

## The House

Facing south with fabulous views, the main residence has been extensively renovated and provides around 2430 sqft of family accommodation. On the ground floor is a traditional shaker kitchen with granite worktops, a slate floor and wood burning stove. This opens into a dining room and snug, both with underfloor heating. At the heart of the house is a hall with spiral staircase and a dual height gallery that is flooded by natural light from two Velux skylights. The spacious living area is a mix of the old and the new with a traditional living room featuring a double-sided woodburning stove. The main sitting room is a great entertaining space, sharing the wood burner and opening onto the sun deck. Completing this floor is the utility room with wc.

Upstairs are four bedrooms with exposed floor boards, the master having a vaulted timbered ceiling and contemporary shower room with spectacular views through a picture window. The central landing also has a vaulted timbered ceiling and the family bathroom features a double-ended bath and wash basin on slate topped wash stand.







Tawnawood



Cobble & Nuthatch



Cobble

## The Cottages

Separated from the main house and arranged in an 'L' shape around a communal landscaped garden with mature borders and granite features. Each barn is individual, full of interesting features and offers a welcoming ambience. They are ideal for couples seeking a hideaway and families looking for a secluded spot away from the hustle and bustle of everyday life.

### Tawnawood - Sleeps 6

A two-storey barn conversion with a spacious sitting room that focusses on a substantial inglenook fireplace, inset with a woodburning stove. Quirky hand-built staircase to first floor. Kitchen/dining room with shaker units. Upstairs are two bedrooms, both with vaulted ceilings, central landing and a contemporary bathroom.

### Cobble - Sleeps 4

A single storey cottage with open plan kitchen/living room featuring a vaulted beamed ceiling, woodburning stove and shaker kitchen. Bathroom and bedroom with exposed timbers.

### Nuthatch - Sleeps 4

The smallest cottage with open plan living area, again with timbered ceiling and wood burner. Bathroom and bedroom.

## Gardens, Grounds and Outbuildings

Between the house and cottages are a range of useful outbuildings providing

ample storage or animal housing together with workshop and undercover parking. In addition, there is a games room and field shelter. All the buildings have power and water.

The two paddocks extend to around 3 acres, are laid to grassland and enjoy spectacular views. The uppermost is also home to the wind turbine.

The house gardens are mature and laid to lawn with surrounding beds and a stone outbuilding. The aforementioned large sundeck with power and lighting wraps around the southern and western areas of the living area, forming an outstanding entertaining space.

Descending into the valley is around 14 acres of atmospheric grounds and mature woodland with tumbling streams, meandering pathways and on the extremity, stream frontage. A true haven for animals and birds, you are likely to see pheasants, hawks and buzzards amongst other wildlife whilst in the spring, there is a carpet of bluebells.

## The Business

Tawnamoor is a long-established holiday destination characterised with significant returning visitors and new guests who find their getaways through Airbnb and Vrbo. The business is entirely run by a husband and wife team and accounts can be made available to interested parties after viewing.

## Services

Mains electricity. Private borehole water supply. Private drainage. Biomass heating to the house. Solar panels and wind turbine with feed in tariff. Solar panels for hot water in main house.

## Rights of Way

The property is sold subject to and with the benefit of any public or private rights of way. In particular, a public bridleway passes up through the woodland and driveway.

## Outgoings

The property is freehold and the main residence is in Council Tax Band E. The three cottages have a Rateable Value of £5,900.

## Fixtures, Fittings & VAT

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included.

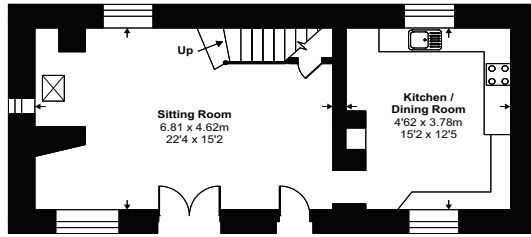
## Viewing

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

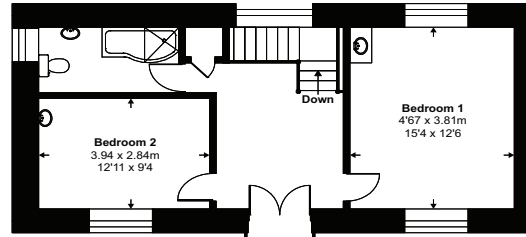
## Disclaimer

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

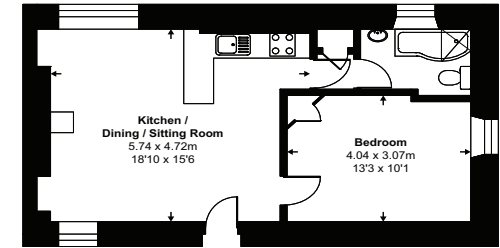




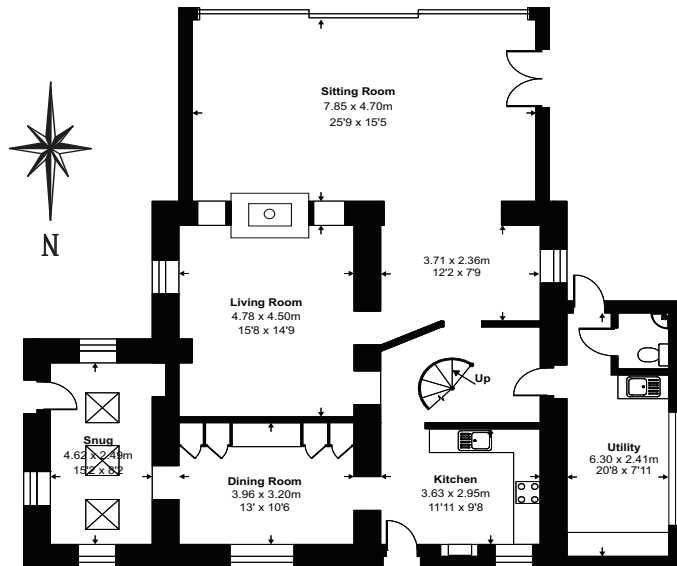
Tawnawood Cottage  
Ground Floor



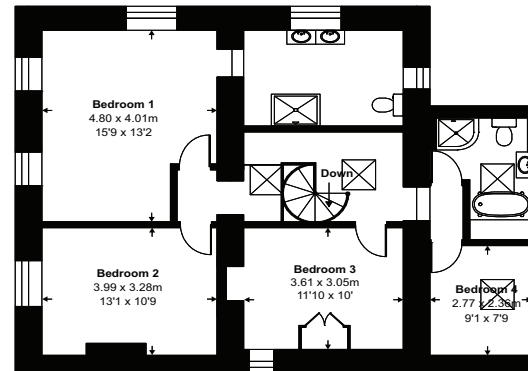
Tawnawood Cottage  
First Floor



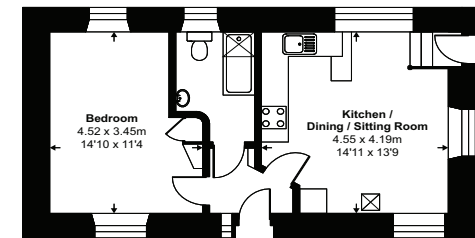
Cobble



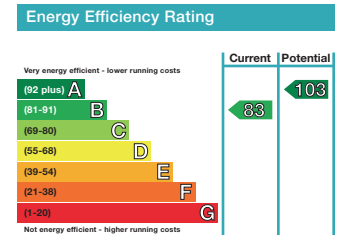
Main House Ground Floor



Main House First Floor



Nuthatch



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