



Badgers Sett Holiday Cottages







# Badgers Sett Holiday Cottages

St Neot, Liskeard, Cornwall, PL14 6RY

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A very attractive collection of converted former barns, forming a successful small holiday complex with beautiful gardens in an idyllic country location.

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- Excellent home and income opportunity
- Successful holiday letting business
- Idyllic country location
- Good access to both A30 & A38
- Freehold
- Suitable for multi-generational living
- Beautifully maintained and presented
- Established gardens and grounds, in all 1.4 acres
- Good access to both the North & South Coasts
- 3D Tours Available

Guide Price £995,000

Stags Holiday Complexes

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## INTRODUCTION

A delightful character home with a good proven income in a beautiful rural and accessible setting. The four properties, converted from former stone barns, have been sympathetically upgraded in recent years and provide the perfect combination of contemporary living with period features.

Currently, all three cottages are successfully holiday let, but one has residential consent so could provide further family occupation or multi-generational living, or even shorthold letting.

The property is complemented by attractive gardens and grounds extending to 1.4 acres in all and provides plenty of parking for numerous vehicles.

This property represents a great opportunity to walk into a well-run existing home and lifestyle business with a quality owner's residence in a charming location.

## SITUATION

Providing easy access to both the North & South Coast of Cornwall & located just 5 miles from Liskeard, plus 5 miles from both A30 the A38, the property is extremely well situated & located on the very outer edge of Bodmin Moor. The nearby award winning village of St Neot has a fantastic community feel, benefiting from a popular public house, thriving village shop & post office, sought after primary school (constantly producing great Ofsted results) & village church. Additional facilities can be found in the local market town of Liskeard, with its wide range of facilities including a mainline rail station with direct fast connection to London. Just down the road is the Golitha Falls National Nature Reserve, where the River Fowey flows through a gorge lined with ancient oak woodland."

## BADGERS SETT – The Owner's House

This impressive property offers spacious and flexible accommodation over two floors, with a stunning first floor open plan lounge and dining room with vaulted ceiling open to the exposed roof timbers, together with a feature granite fireplace and chimney breast. Badgers Sett is beautifully presented and modernised, including a recently refitted kitchen with a range of integral appliances and adjoining refitted utility, along with the bathrooms being replaced with the latest contemporary suites.

In brief, the accommodation includes, on the ground floor, entrance hall, kitchen/breakfast room, cloakroom with WC, utility and boot room, two bedrooms both with fitted wardrobes and family bathroom. On the first floor is the lounge/dining room and, via a separate staircase from the hall, a master bedroom with en-suite and fitted wardrobe.

## THE HOLIDAY COTTAGES

The collection of three holiday cottages, converted from former barns, have all been recently improved and are rated as 4-star gold by Visit England. They comprise:

Rosemary – 1 Bedroom, single storey with residential permission – Sleeps 2

Thyme – 2 Bedrooms, two-storey – Sleeps 4

Lavender – 2 Bedrooms, two-storey – Sleeps 4

Each cottage has been sympathetically modernised with wood burning stoves installed, retaining features such as beamed ceilings and stone walls. Further details can be found on the business website [www.badgersholidayscottages.co.uk](http://www.badgersholidayscottages.co.uk)

The cottages are open all year round and bookings are generated to a large degree directly via the owner's website, but also from various third party websites and online travel agents. Basic accounts can be made available for bona fide potential purchasers after a viewing.





#### OUTSIDE

The gated entrance leads into a gravelled turning and parking area with ample space for multiple vehicles. The properties are gathered around a central courtyard which is beautifully maintained and planted with flower and shrub beds with gravelled pathways between. A timber chalet lies to the left of the entrance, providing a laundry and cleaning store as well as a guest laundry facility with washing machine etc.

Gardens surround the properties on two sides with Lavender, Thyme and Badgers Sett having their own private rear space. Vehicle and machine access leads from the parking area through a gate into a large open lawned area with established surrounding shrubs and trees, forming flowering soft boarders with glimpses through the trees of valley meadows beyond. This area opens up beyond a low fence into a small copse and raised terraces with two timber sheds. The gardens back onto open fields and this provides a superb backdrop of traditional Cornish pasture meadows, which are typical of the local landscape. In all, the property extends to just over 1.4 acres.

#### SERVICES

Private water and drainage. Mains electric, oil-fired central heating. Sewage Treatment plant installed in 2024 which has a 3 year service plan (2 years remaining). • Wifi is fibre to the front door, with speeds of up to 900 mb

#### RIGHTS OF WAY

The property is sold subject to and with the benefit of any public or private rights of way or boundaries, in particular a public footpath runs alongside the outer edge of the guest garden.

#### OUTGOINGS

Badgers Sett - Council Tax Band D  
The business Rateable Value is £5,500

#### LOCAL AUTHORITY

Cornwall Council  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

#### DIRECTIONS

Head west on the A30 towards Bodmin until you reach the turning signed Jamaica Inn (this is a brown sign) and Bolventor (note that this turning is about 11 miles from the junction with the A388 at Launceston). At the end of the slip road take the first left turn (signed St. Cleer and Golitha Falls). Carry on along this road for 6 miles, taking the right turn over the stone bridge (signed Golitha Falls and Car Park). Continue along this road for 0.9 miles. Badgers Sett is on the right-hand side (the last property in the hamlet).

#### VIEWINGS

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

#### DISCLAIMER

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

## Badgers Sett Holiday Cottages, Draynes, St Neot, Liskeard, PL14 6RY

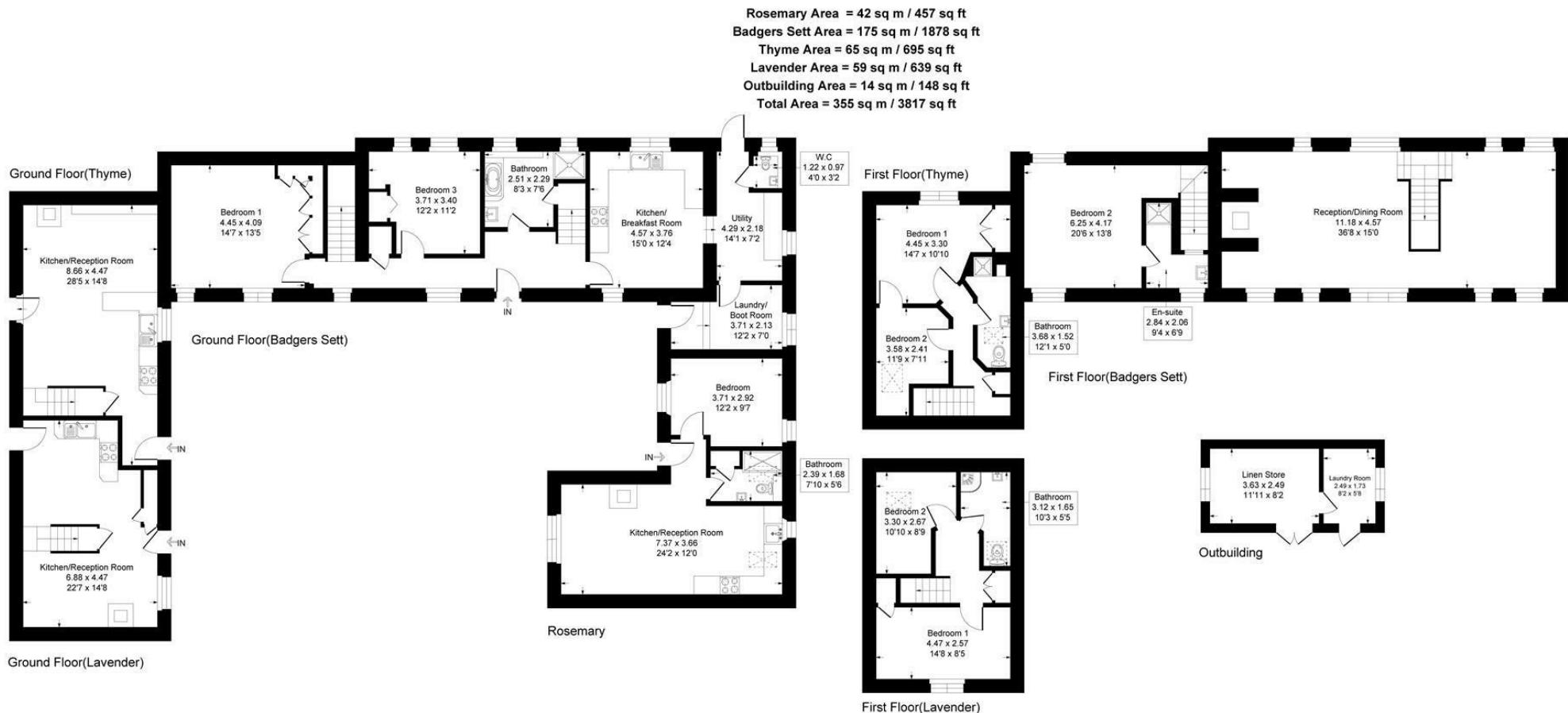


Illustration for identification purposes only, measurements are approximate, not to scale.

**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	45
EU Directive 2002/91/EC			



