




PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS

Camelford, Cornwall, PL32

Offers Over: £1,175,000

Freehold

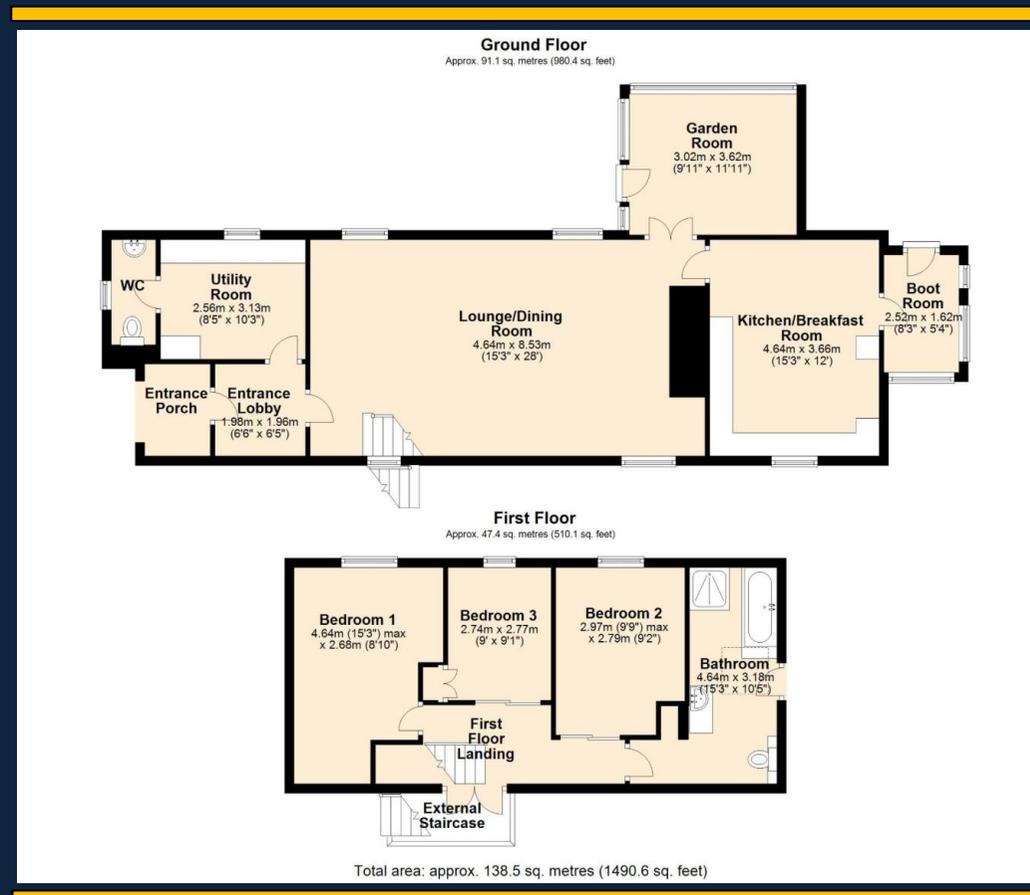
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A truly exceptional smallholding featuring a beautifully refurbished 3-bedroom detached barn conversion, significantly updated throughout alongside two 1-bedroom cottages that offer incredible versatility. Currently used as holiday lets, these cottages also present an ideal opportunity for multigenerational living. The property enjoys panoramic views of the stunning coastal hinterland and sea, with paddocks, a private meadow, and good pasture extending to approximately 17 acres. The versatile accommodation is enhanced by a range of outbuildings, including office and store rooms, as well as a substantial detached barn measuring approximately 40' x 40'. The property is approached via a parish road leading to an extensive driveway, providing ample off-road parking and convenient access to both the main house and cottages.

Adjoining the rear of Penpethick Barn is a delightful enclosed garden, principally laid to lawn with charming seating areas ideal for al fresco dining, where one can enjoy the captivating views over the surrounding gardens, land, and the coast beyond. A secondary driveway provides further access to the adjoining paddocks and woodland, with a sweeping gravel drive leading to a substantial detached timber barn (39'8" x 39'7"), featuring a mainly concreted floor, power, light, and a sliding door. Additional facilities include a useful small pony stable with a concrete post and rail yard.

The land comprises a harmonious blend of paddocks and woodland, with a 5-bar gate providing direct access to the paddocks. The enchanting woodland area, lovingly maintained by the current owners, includes mowed walkways and thoughtfully created spaces, presenting an excellent opportunity for a wild camping or glamping business venture. This setting offers tranquility, natural beauty, and a wealth of potential. The total land area measures approximately 17.37 acres.

Penpethick Barn is situated just 3 miles from the picturesque coastal villages of Tintagel and Boscastle, each offering primary schools, shops, and post offices catering to day-to-day needs, making it an ideal location for holidays and surfing pursuits. The nearby town of Camelford, also 3 miles away, provides additional amenities including doctors, veterinary surgeries, shops, an indoor sports hall, and a golf and country club. The coastal resort of Bude, famed for its areas of outstanding natural beauty and popular bathing beaches, is 16 miles distant and offers an extensive range of shopping, schooling, and recreational facilities. For further connectivity, the A30 is accessible approximately 13 miles away at Launceston, providing routes to Truro and Exeter. Additional commuting options include Newquay International Airport (26 miles), Exeter Airport (64 miles), and Bodmin Parkway train station (17 miles), with regular services to London Paddington via Plymouth.









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