



CRUGWALLINS, HIGH STREET, ST AUSTELL

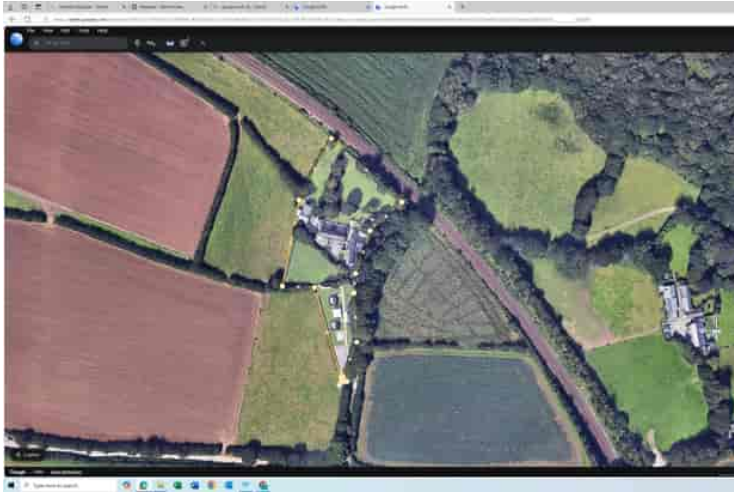
PRICE £1,500,000



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PRESENTING CRUGWALLINS: A UNIQUE AND CHARMING OPPORTUNITY TO OWN A DETACHED FOUR-BEDROOM TRADITIONAL FARMHOUSE, COMPLETE WITH AN ATTACHED ANNEX, NESTLED IN THE HEART OF CORNWALL'S PICTURESQUE COUNTRYSIDE. THIS EXCEPTIONAL PROPERTY INCLUDES FOUR CONVERTED HOLIDAY COTTAGES, EACH BOASTING A PRESTIGIOUS FIVE-STAR RATING, AND TWO QUAIN T SHEPHERD HUTS, ALL SET WITHIN APPROXIMATELY 2 ACRES OF BEAUTIFULLY MAINTAINED GROUNDS. SURROUNDED BY OPEN COUNTRYSIDE YET CONVENIENTLY LOCATED JUST OFF THE A3058, CRUGWALLINS OFFERS EASY ACCESS TO THE LOCAL TOWN AND STUNNING SOUTH COAST BEACHES, MAKING IT A TRULY IDYLLIC RETREAT FOR BOTH OWNERS AND GUESTS. THE CURRENT OPERATION SPECIALISES IN DOG-FRIENDLY ACCOMMODATIONS. ANCILLARY BUILDINGS ADD TO THE FUNCTIONALITY OF THIS PROPERTY, WHICH NOT ONLY SERVES AS A WONDERFUL HOME BUT ALSO AS A BUSINESS VENTURE. CRUGWALLINS GENERATES A RELIABLE INCOME, MAKING IT AN EXCEPTIONAL INVESTMENT OPPORTUNITY FOR THOSE SEEKING A PROFITABLE LIFESTYLE CHANGE. CRUGWALLINS IS READY TO CAPTIVATE ITS NEXT OWNERS.



Presenting Crugwallins: a unique and charming opportunity to own a delightful detached four-bedroom traditional farmhouse, complete with an attached annex, nestled in the heart of Cornwall's picturesque countryside. This exceptional property includes four sympathetically converted holiday cottages, each boasting a prestigious Five-Star rating, and two quaint shepherd huts, all set within approximately 2 acres of beautifully maintained grounds. Surrounded by open countryside yet conveniently located just off the A3058, Crugwallins offers easy access to the local town and stunning South Coast beaches, making it a truly idyllic retreat for both owners and guests. The tranquil setting enhances its appeal, with the current operation specializing in dog-friendly accommodations tailored for families and couples. With the owner being a trained dog handler, the property has built a strong reputation for welcoming canine companions. Crugwallins is equipped with oil-fired central heating and photovoltaic solar panels, combining comfort and energy efficiency to enhance its modern appeal. Ancillary buildings add to the functionality of this property, which not only serves as a wonderful home but also as a business venture. Crugwallins generates a substantial and reliable income, making it an exceptional investment opportunity for those seeking a profitable lifestyle change. A haven for relaxation and business growth, Crugwallins is ready to captivate its next owners.

Don't miss out on this truly remarkable offering.

Entrance Porch
Featuring a charming stable door, this space is enhanced by its durable clay tiled flooring, exuding both character and practicality. A ledge and brace door provides a rustic touch, leading seamlessly into the main reception room.

Main Living room
27' 6" x 11' 7" (8.38m x 3.53m) This character-filled space is adorned with a hardwood central staircase leading gracefully to the first floor. A double-glazed small-paned window at the front allows natural light to enhance the room's ambience, complemented by five wall lights that provide a warm and inviting glow. The centerpiece of the room is the striking granite stone fireplace with a clove oven and a wood burner inset, adding both charm and functionality. The open-beamed ceiling emphasizes the traditional aesthetic, while the large front windows with deep recesses offer a picturesque view and flood the room with light. A perfect blend of rustic elegance and cosy comfort!

Bedroom 2
10' 1" x 11' 3" (3.07m x 3.43m) This space offers excellent functionality, featuring a deep wardrobe cupboard for ample storage. Additional storage options are thoughtfully incorporated, ensuring convenience. A window to the front, set within a deep recess, brings in natural light and adds character to the room.

Bedroom 3
12' 3" x 10' 5" (3.73m x 3.17m) This room features a deep wardrobe cupboard, providing excellent storage solutions. A window to the front allows natural light to fill the space.

Bedroom 4
15' 7" x 10' 10" (4.75m x 3.30m) This room is enhanced by a window to the front. One wall is thoughtfully designed with a range of fitted wardrobes, incorporating a vanity unit and drawers.

Kitchen
15' 7" x 13' 8" (4.75m x 4.17m) This traditional-style farmhouse kitchen features a slate flagstone floor. Fully fitted with an excellent range of units, it includes a concealed fridge and dishwasher for seamless functionality. The solid butcher's block-style hardwood work surfaces add durability and character, while the oil-fired Aga provides a cosy focal point and efficient cooking solution. The open-beamed ceilings highlight the timeless farmhouse aesthetic, with windows to the side and rear, allowing natural light into the space. French doors at the rear lead directly to the paved courtyard, creating an effortless indoor-outdoor flow. The kitchen also boasts space for a range oven and a range-sized extractor, an enamel sink unit, and a tiled splashback, combining traditional features with modern convenience for a truly inviting heart of the home.

Study
7' 0" x 4' 6" (2.13m x 1.37m) Small paned window to the side.

En Suite shower room
3' 1" x 4' 1" (0.94m x 1.24m) This en suite shower room is well-equipped with a shower cubicle featuring an electric shower for convenience and efficiency. It also includes a low-level W.C. and a wash hand basin.

Kensa Barn
The open plan living room 40' 6" x 15' 8" (12.34m x 4.78m), Bedroom 1 12' 5" x 11' 8" (3.78m x 3.56m) door to the en suite 12' 5" x 11' 8" (3.78m x 3.56m), Bathroom 5' 6" x 5' 8" (1.68m x 1.73m), Bedroom 2 15' 8" x 8' 10" (4.78m x 2.69m), Bedroom 3 11' 10" x 7' 8" (3.61m x 2.34m)

Car park
This facility is intended for the convenience of visitors staying in the shepherd huts. It features a hard base, ensuring durability and practicality for its purpose.