



T R E W O R R A   B A R T O N

# Treworra Barton

Davidstow, Camelford, Cornwall PL32 9XY

- Boscastle 6 miles
- Port Isaac 13 miles
- Launceston 13 miles
- A30 10 miles

An idyllic holiday cottage complex and equestrian property offering character accommodation, an established business, further potential and ready access to both Bodmin Moor and the north Cornwall coast

- 16th Century Grade II Listed farmhouse
- Five holiday cottages converted from an attractive range of traditional barns
- Further unconverted barn, understood to have consent for an additional cottage
- 30m x 30m equestrian schooling arena
- American barn with Loddon-type stables
- Pasture paddocks
- Picturesque gardens and mature wooded grounds
- Ancient drove lane to Bodmin Moor
- In all about 17.51 acres (7.08 hectares)





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## Situation

Situated on the northern fringes of Bodmin Moor, Treworra Barton was originally one of the principal farms in the area, as evidenced by the extensive range of traditional farm buildings that have now been converted to holiday cottages.

Surrounded by open countryside with mature Beech tree field boundaries, this atmospheric property enjoys a particularly tranquil and picturesque position. Whilst 'off the beaten track', it is only six miles from the majestic north Cornish coast with popular destinations including Tintagel, Boscastle, Trebarwith Strand and Port Isaac, all within easy driving distance.

Directly accessible over the drove lane adjacent to the site is Bodmin Moor, designated an Area of Outstanding Natural Beauty and a haven for horse riders, walkers and nature lovers alike.

## Overview

At the heart of the property is the original farmstead comprising the impressive five bedroom Listed farmhouse and traditional courtyard of three holiday cottages and unconverted barn. To the rear of the farmhouse are two further cottages including the magical 'Roundhouse', an octagonal space that was the original horse-engine house and features a wonderful elevated ceiling with masses of exposed timbers.

The vendors have significantly improved the equestrian facilities with the construction of a schooling arena, grass dressage

arena and all-weather bark chip turnout area, coupled with four Loddon style stables. There is a further substantial agricultural barn and field shelters.

The picturesque gardens and grounds surround the farmstead whilst the free-draining pasture paddocks have well maintained boundaries and some access to natural water.

## The Farmhouse

Significantly updated and improved during the vendors' custodianship, the handsome farmhouse is a fine family home that offers a perfect blend of 'Cornish Character' and modern living spaces.

The Reception Hall has original slate flagstones that continue through into the Sitting Room where there is a stone mullion window and substantial granite fireplace with woodburning stove. From here a granite framed doorway leads into the Snug, with mullion window and seat. The Kitchen/Breakfast Room is well-appointed with Shaker style units, oak work surfaces and a green oil-fired Aga. Beyond here is a Cooking Kitchen. Completing the ground floor is a Utility Room, Cloakroom and a Day Room with wood burning stove, that was previously the dining room.

A staircase in each wing leads to the first floor where there is a generous Landing and five Bedrooms (one en-suite), Family Bathroom, Cloakroom and Shower Room.





Dairy Hall



The Stables



Roundhouse



Roundhouse



Linhay

## The Cottages

To the east of the farmhouse is the principal courtyard of converted holiday cottages and ancillary buildings.

### The Stables (sleeps 10)

A single storey cottage forming two sides of the courtyard and enjoying fabulous views over its garden and surrounding farmland. Superb 29' open plan Sitting/Dining Room with exposed roof timbers, large windows and woodburning stove. Kitchen, five Bedrooms (two en-suite), Bathroom and Shower Room

### Drovers Barn (sleeps 6)

Part of an old hay barn that was converted to provide two cottages. Sitting Room with woodburner, Cloakroom and Kitchen/Dining Room. Upstairs are three further Bedrooms and a Bathroom. Decked sun terrace.

### Shepherds Fold (sleeps 6)

The other half of the hay barn. Sitting/Dining Room, Cloakroom and Kitchen. On the first floor, three Bedrooms and a Bathroom. Decked sun terrace.

### Dairy Hall & Games Room

Forming the final two sides of the courtyard these partially converted spaces are full of character and offer significant further scope. The Dairy Hall has previously been used as a function room and extends to around 29' in length with a 13'6" high vaulted ceiling and woodburning stove. Behind is a Kitchen, Store, Shower Room and WC. Adjoining is the Games Room and Playroom, again with vaulted ceiling.

In 2001 (Ref:2001/1703), these

buildings were granted conditional Listed Building Consent for conversion to a holiday cottage as part of the consent that also included The Stables. It is understood that this permission remains extant as works have commenced.

### Roundhouse (sleeps 8)

Part of this cottage was originally the octagonal horse-engine house and now houses the Sitting/Dining Room with immense 19' high timbered ceiling, including a large oak crossbeam and a woodburning stove. Also on the ground floor are a Kitchen, Bedroom and Shower Room. Upstairs are three further Bedrooms (one on-suite) and a Bathroom.

### Linhay (sleeps 5)

Converted from a former cart shed this single storey cottage is next to the Roundhouse. Open Plan Living/Dining/Kitchen room with exposed stonework and beams, woodburning stove and broad windows. Three Bedrooms and a Bathroom.

## Outbuildings & Parking

Linen Store/Utility adjoining the Games Room. Six bay portal framed Agricultural Building, open on three sides with enclosed Workshop – 90' x 30'.

There is abundant parking/hardstanding for owners, holiday makers and equestrian uses.

## The Land & Equestrian Facilities

Surrounding the house and cottages are attractive well-wooded grounds incorporating mature gardens, lawns and dells, gently shaded by Beech and other trees.

Timber building with four Loddon style stables and a concrete apron. Beyond this is an impressive all-weather sand and fibre schooling arena (30m x 30m) a grass dressage arena (20m x 80m) and all-weather bark chip turnout area.

There are numerous free draining, well-maintained paddocks with access to natural water.

Accessible from the property is varied outriding and walking, including quiet lanes and direct (no roadwork) access to Bodmin Moor.

Treworra Barton has Commoners Rights over Davidstow Moor, High and West Moors (all areas of Bodmin Moor) but the grazing rights are not taken up. The Commoners Rights include Piscary, Estovers and Turbary.

## The Business

Treworra Barton is a long-established holiday destination which benefits from cottages that can accommodate larger family groups. In recent times the vendors have taken the decision to only operate four of the five cottages. It is considered therefore that significant scope exists to develop the levels of business. The cottages are let through [holidaycottages.co.uk](http://holidaycottages.co.uk) and accounts can be made available to interested parties after viewing.

With unconverted barns and picturesque grounds, potential may exist to diversify the areas of business

(subject to necessary consents) or create the sixth holiday cottage.

## Services

Mains electricity and water plus private borehole supply. Private drainage. Oil fired heating to the farmhouse and cottages. Superfast broadband.

## Rights Of Way

The property is sold subject to and with the benefit of any public or private rights of way or bridleways, in particular two footpaths which cross the land.

## Outgoings

Treworra Barton Farmhouse is in Council Tax Band F. There is also an entry in the Rating List for self catering holiday units (4) and premises with a Rateable Value of £9,900.

## 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.

All prices are quoted exclusive of VAT, where applicable.

## 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.

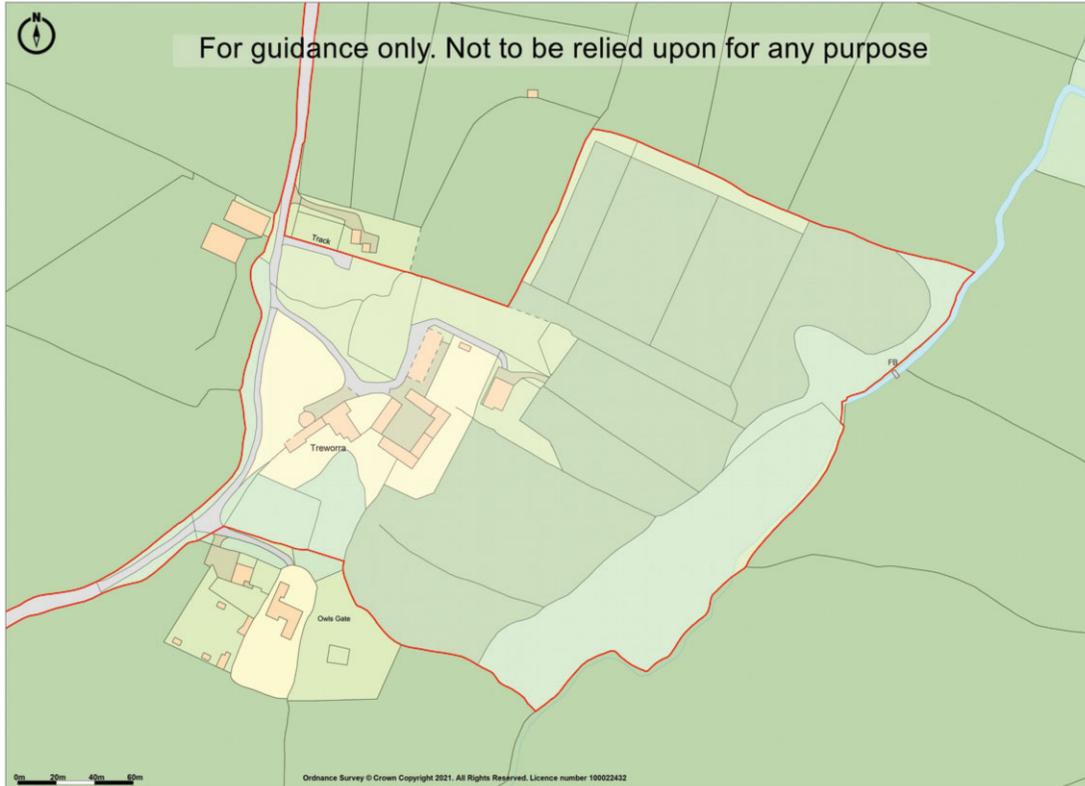


The Stables

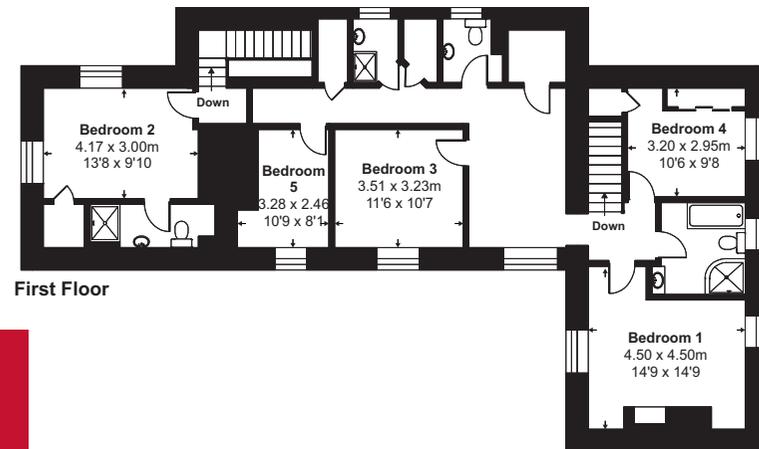
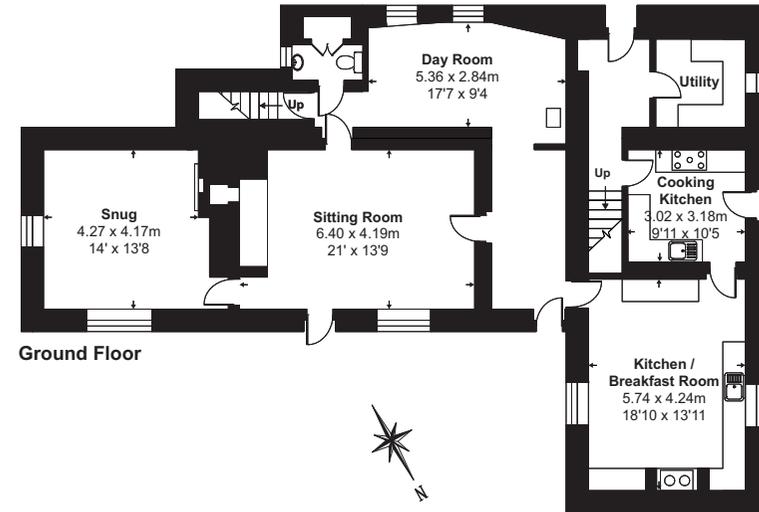
**Farmhouse**

Approximate Area = 2883 sq ft / 267.8 sq m

For identification only - Not to scale



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