

STAGS

Tikembret







Tikembret,

St Newlyn East, Newquay, Cornwall, TR8 5HY

A30(T) 3 miles Newquay 5 miles Truro 9 miles

Located in a fine rural position with valley views, an established holiday cottage complex with further potential, pastureland, vineyard, wildlife pond and woodland – total about 25 acres

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- Well-presented 3-Bedroom Main House - EPC Rating A
- 4 Well-presented Listed Holiday Cottages
- Parking & Gardens
- CL Site (Recently Closed) with 5 Hook-Ups
- Mature Indigenous Woodland with Wildlife Pond
- Sustainable Residence
- Unconverted Barn for Conversion to Manager's Residence
- Workshop Building
- Vineyard, Young Deciduous & Coniferous Woodland
- Main House Council Tax Band D. Business Rated

Guide Price £1,250,000

Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | truro@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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SITUATION

Only about 3 miles from the A30(T), Tikembret is situated at the small rural hamlet of Degembris in a south-facing position and an area of attractive rolling countryside between Truro and the rugged north coast. Indeed, for the holiday complex guests the coastal resort of Newquay is about 5 miles to the north; there are a number of renowned surfing beaches along the north coast including Holywell Bay, Crantock, Fistral, Watergate Bay, Treyarnon Bay, Constantine Bay and others; picturesque walks along the South West Coastal Footpath; Castle an Dinas; the traditional fishing village of Padstow is about 8 miles; and other popular attractions in the area including The National Trust owned Trerice, The Lost Gardens of Heligan, Lappa Valley Railway and The Eden Project.

The nearest villages are St Newlyn East, about 2 miles, and Mitchell, about 3 miles – both of which offer public houses with renowned restaurants. St Newlyn East also offers a village store, butchers, post office, primary school, church and cricket and football clubs. The cathedral city of Truro about 9 miles to the south, where there is also a station on the London Paddington line. Newquay Airport is about 9 miles to the north-east.

THE PROPERTY

Tikembret presents to the market a diverse property with a number of assets which will be of interest to purchasers looking for a quiet and rurally situated lifestyle change opportunity with further potential and an established holiday letting income from a courtyard of four letting cottages.

There is a well-presented two-storey three-bedroom residence with a private garden and recently established orchard; a total of four converted holiday cottages sleeping a total of 12 and a substantial unconverted stone barn with consent for conversion to a Manager's residence are within the curtilage of a Grade II Listed house; an excellent workshop building; a certified location site for caravans and motorhomes (recently closed for ill health reasons); a vineyard; a field of mixed young deciduous woodland; a coniferous woodland as well as a parcel of mature woodland with wildlife appeal. In total, the property extends to about 25 acres.

THE HOUSE

The house benefits from its own independent vehicular access.

On the ground floor is an Entrance Hall/Boot Room, useful Utility Room and comprehensive Kitchen with an extensive range of modern units and view to the south. There is also on the ground floor a well-proportioned central Living Room with contemporary wood-burning stove which opens to a front Sun Room enjoying valley views, an internal Study, Wet Room off and bedroom.

On the first floor with access from a suspended landing are two further Bedrooms and a second Room.

THE HOLIDAY COTTAGES

These comprise three single storey cottages and a two storey holiday cottage - all of which were converted from a range of traditional stone barns from 2006 to 2011.

Wheal Rose (Sleeps 3) Accessible Accommodation

Entrance Hall, open-plan Kitchen/Living Room, Bedroom and Wet Room.

Wheal Kitty (Sleeps 4)

Entrance Hall, open-plan Kitchen/Living Room, 2 Bedrooms and Wet Room.

Wheal Hart (Sleeps 5)

Entrance Hall, open-plan Kitchen/Living Room, 2 Bedrooms - each with En Suite Wet Rooms.

Wheal Honey (Sleeps 4)

Entrance Hall, wc, open-plan Kitchen/Living Room, 2 Bedrooms and Bathroom.

There is ample car parking within the courtyard and outside each of the cottages are level paved seating areas with recreational grass areas beyond.

THE UNCONVERTED TRADITIONAL BARN

This unconverted barn, with natural slate (new 2011) benefits from an extant Planning Permission (PA18/1054/04/G dated 28th July 2004 subsequently modified by application MC18/0106/09/G dated 9th April 2009).

This is a substantial building of over 2,100 sq ft (internally over two stroeys) and under the current consent offers tremendous potential to create an impressive residence subject to the following occupancy condition – "The unit shall only be occupied by the Manager(s) of the holiday units hereby permitted or resident dependants of the Manager(s) and shall not be used at any time as a residential unit of accommodation unconnected with the holiday units."

THE WORKSHOP BUILDING

A light, spacious and useful Workshop with internal wc, sound proofed music room, good natural light, power and lighting connected.













THE LAND

Orchard
A young Orchard with about 20 mixed apple (many Cornish varieties), plums and pears.

Vineyard
On a south-facing aspect, is a vineyard which was planted with vines in 2021/2022. The varieties are Phoenix (500 vines) and Solaris (1580 vines) both of which are disease resistant white grape varieties. The first crop was taken last year.

Pastureland
There is a pasture field which runs down to a wooded stream on the southern boundary.

Young Deciduous Woodland
Planted in 2024 under an England Woodland Creation Offer Scheme, this parcel of young woodland of about 2,000 trees planted in Tuley tubes, presents a mixture of Sessile Oak, Birch, Hawthorn, Hazel, Rowan, Black Alder, Common Holly, Black Poplar and Black Walnut.

Indigenous Woodland and Wildlife Pond
On the south-western boundary straddling a quiet rural valley with running stream is a parcel of mature deciduous woodland, providing a supply of firewood, and a wildlife pond with high environmental and conservational appeal.

THE BUSINESS
Tikembret is a successful and established holiday destination, characterised with returning visitors and new guests via private bookings as well as the holiday letting agency – sykescottages.co.uk (Reference numbers - 2140, 2141, 2142 and 904999). The business is run by the Vendors and further information is available to interested parties after viewing.

WAYLEAVES AND RIGHTS OF WAY
The property is sold subject to, and with the benefit of, any Wayleaves, Easements or Rights of Way. There are no public Rights of Way shown on the Ordnance Survey map.

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

OUTGOINGS
Main House: Council Tax Band D.
Holiday Cottages business rated – current rateable value £13,750.

SERVICES
House - Mains water and electricity connected. 21 photovoltaic panels and two sets of solar thermal panels. Spartherm freestanding woodburning stove to heatstore which serves domestic hot water and underfloor heating. EPC Rating A.
Holiday Cottages - Mains water and electricity connected. Underfloor heating throughout.
Private drainage via septic tanks.
Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: EE variable indoors and 02, EE, Three and Vodaphone good outdoors (Ofcom).

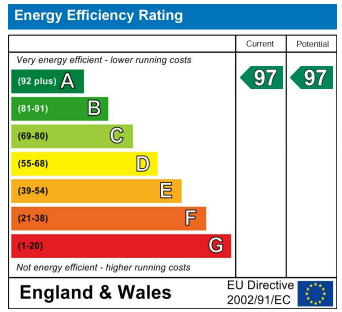
DIRECTIONS
From Truro take the A39 northwards towards Bodmin and the A30(T). Join the A30(T) travelling eastbound towards Bodmin and drive for nearly a mile and take the first slip road to the left. At the roundabout turn left and drive for two miles to the crossroads. Turn left onto the A3058 towards Newquay and after a few hundred yards take the first left towards St Newlyn East. Drive for ¾ mile and turn left towards Degembris. The entrance to Tikembret will then be seen as the second property on the right-hand side.

VIEWING
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

Viewings will need to be on a Saturday being the change-over day between 0930 and 1400 hours.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1446418



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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.










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