



Ballaminers House, Little Petherick, Wadebridge, Cornwall, PL27 7QT

Traditional Georgian stone-built farmhouse and with two beautifully converted barns, in prime village close to the Camel Estuary.

£1,200,000 Freehold

savills

- Delightful detached farmhouse with four bedrooms and three reception rooms
- Two detached, two bedroomed holiday letting cottages, set around a private courtyard
- Private drive and parking for several vehicles
- Delightful walled gardens, courtyard and paddock, in all extending to about 3.95 acres
- Far-reaching views over surrounding countryside

Local Information

Little Petherick is a picturesque village nestled in the wooded valley of Little Petherick Creek, a tidal tributary of the River Camel. The road from Wadebridge to Padstow passes over a narrow bridge, on one side of which is The Old Mill Bistro and on the other, St Petroc's Church, described by Nikolaus Pevsner in The Buildings of England, as 'one of the architectural highlights of Cornwall'.

The Saints Way, the historic pilgrim route from Padstow to Fowey, passes through the village and is a popular route enjoyed by walkers today. Proximity to the Camel Estuary at Padstow allows easy access to the many activities available, such as sailing, fishing, water skiing and paddle boarding. The Camel Trail enables cycling for many miles along the water's edge and inland to the moorland villages.

Famous for its restaurants, Padstow offers numerous attractions to enjoy, including the annual Food Festival and the unique 'Obby 'Oss celebration of May Day.

The nearby Atlantic beaches are renowned for their surf and fine white sand, perfect for family days out, and there are plenty more on the far side of the estuary,

reached by ferry to Rock. Golfers are spoilt for choice, with championship courses at Trevose and St Enodoc.

About this property

Ballaminers House and two further converted barn cottages are currently being used as a holiday rental business, situated at the heart of the village on a lane that leads to open farmland. The house is an attractive traditional stone-built farmhouse, it retains desirable features such as sash windows, wooden shutters and flagstone floors. The front elevation has a decorative treatment of granite and slate detail, quietly contrasting with the honey coloured stone façade.

A substantial porch shelters the half glazed front door that leads into the slate floored hall, off which are two reception rooms: to the left a sitting room with an elegant deep-set sash window, alcoves, beamed ceiling and an





open fireplace; to the right the east facing morning room, also with wooden window shutters and overlooking the front garden.

An additional snug sitting room with a window seat to a view over the church and the creek, as well as the gardens at the side and the rear of the house. The original kitchen with oil fired Aga, is a bright, warm room, south facing and spacious enough for a large dining table. Off this is a fitted kitchen and a glazed door to a walled courtyard.

There are four bedrooms, currently arranged as three doubles and a twin. Each is a bright, pleasant room, with well-proportioned sash windows and window seats, overlooking the surrounding gardens and fields beyond. There is a modern shower room with heated towel rail, and a spacious bathroom featuring a roll top bath and antique fittings.

Stable Cottage is entered through a stable door directly into the open plan living room and kitchen. A wood burner adds to the cosiness of the room and French doors lead onto a private courtyard. A pretty twin bedroom also has its own door onto a private patio, as does the larger double bedroom, which faces west and has views over the field at the rear. There are wooden floors throughout, except the attractively tiled bathroom, also fitted with roll top bath and modern cascade shower.

Across the yard is Dairy Cottage, also with stable door into the open plan kitchen/sitting/ dining

room. With wooden floors, custom-made windows and patio doors, this is also a cosy and bright cottage, conveniently fitted for holiday accommodation. A twin bedroom accesses a modern shower room and the attractive double bedroom has a spacious en suite bathroom. Both cottages have been recently renovated to be fully functioning holiday homes.

Outside

The property is accessed from the lane through a five-bar gate into a yard and parking space for several vehicles. The farmhouse sits within attractive terraced gardens with shrubs and apple trees. The walled, south facing courtyard provides additional entertaining space and there is a stone outbuilding for storage. To the west is a meadow with a footpath running along its southern hedge, giving an overall area of about four acres. There are lovely views from every aspect.





Directions

From the A39 take the A389 to Padstow, St Issey, and Little Petherick. Over the bridge at Little Petherick take the turn left immediately after the terrace of cottages (end one is white with blue shutters) and go up the lane to Ballaminers House on the right. Drive through the yard and park at the top.

Services

Ultra-fast fibre broadband, Mains water, electricity and gas; private drainage; oil-fired Aga for cooking; gas boiler for central heating. Stable Cottage has a separate private drainage system and gas-fired boiler for domestic hot water and central heating. Dairy Cottage has its own private drainage system.

Fixtures and Fittings

Only those mentioned included in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

Tenure

Freehold

Local Authority

Cornwall County Council

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cornwall Office.
Telephone: +44 (0) 1872 243 200.



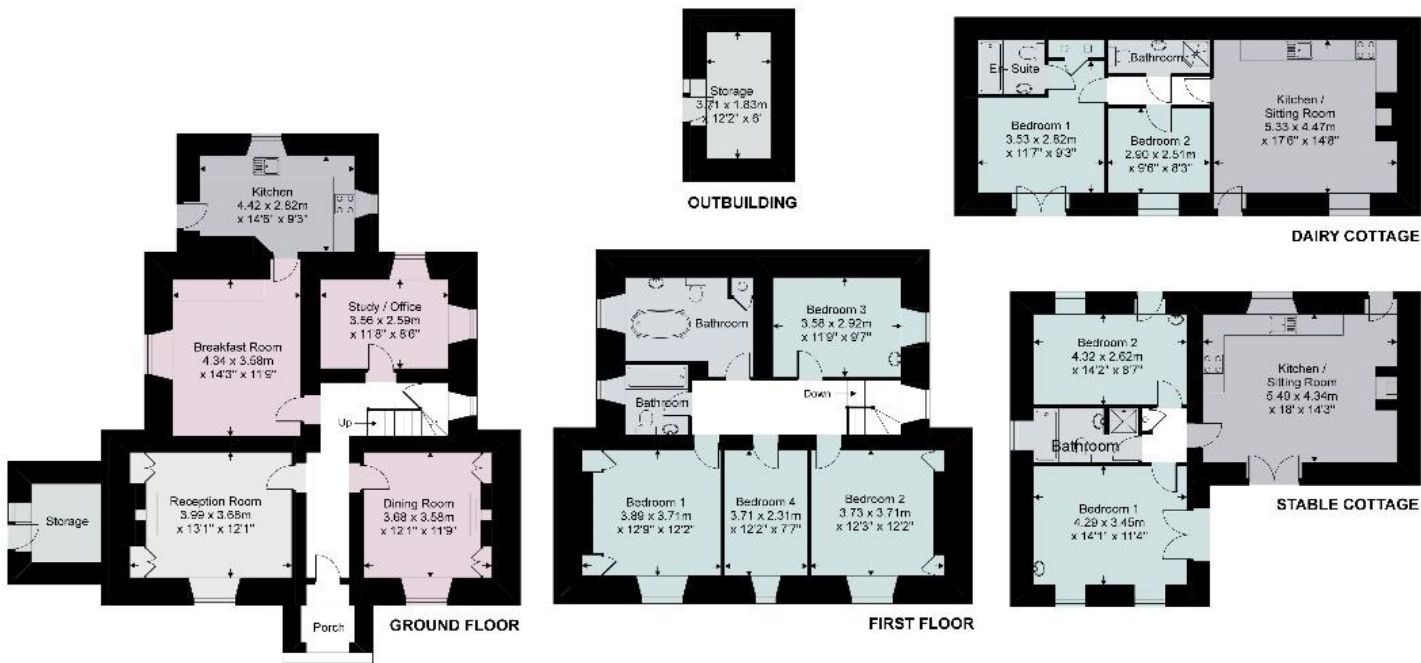



Little Petherick, Wadebridge, Cornwall, PL27
Approximate Area = 1891 sq ft, 175.6 m²
Outbuildings = 1267 sq ft, 117.7 m²
Total = 3158 sq ft, 293.3 m²


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Outbuilding = 1267 sq ft / 117.7sq m
Total = 3158 sq ft / 293.3 sq m
For identification only - Not to scale



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Savills (UK) Limited. REF: 660585

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	34
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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