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CAMEL

COASTAL & COUNTRY



Saddle Rock Cottage,

Rejerrah, Newquay, TR8 5QA

Guide Price £1,650,000

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The Property
Coming to the market for the first time in four decades, this substantial family home with an annexe sits on nine acres of land, all accessed via its own private quarter-mile lane.

Positioned in the heart of its own stunning rural setting, the property offers true tranquillity and the potential for complete self-sustainability.

The main house is currently configured as a five-bedroom home, featuring a music room, a games room, and a spacious living/family room. Additionally, the self-contained annexe includes two bedrooms, a kitchen, a dining room, and a generous living room.

With the added benefit of various outbuildings, workshops, a large barn, and a double garage, the property is ideal for those looking to establish a smallholding or run a business from home. There is also potential for development, as certain parcels of land have their own access points - subject to obtaining the necessary planning permissions.

Heating is provided by solar panels and an air-source heat pump, while water is supplied via a private borehole, and drainage is managed by a septic tank. These features combine to create a cost-effective and eco-friendly family retreat.

Full Accomodation can be found listed below.

The Land and Grounds
The land is accessed via a private, gated lane, leading to a spacious area that includes a well-sized, two-story barn. This barn offers potential for development, subject to the necessary planning permissions. Additionally, there is a gated entrance to the fields at the front of the house, which extend all the way down to the main road running through the hamlet.

To the rear of the property, there is a generously sized orchard with a beautiful variety of fruit trees. Adjacent to this is a peaceful area designed for relaxation, featuring a large pond and a summer house.

The entire setting is rich in wildlife, making it a haven for nature lovers.

Entrance Hall
12'2 x 4'6 (3.71m x 1.37m)

Kitchen/Breakfast Room
16'5 x 14'0 (5.00m x 4.27m)

Inner Hallway
8'9 x 4'5 (2.67m x 1.35m)

Music Room
17'4 x 10'8 (5.28m x 3.25m)

Bathroom
5'8 x 5'6 (1.73m x 1.68m)

Living room/Family Room
28'1 x 16'9 (8.56m x 5.11m)

Hallway
11'1 x 6'4 (3.38m x 1.93m)

Sitting Room(The Christmas Room)
18'4 x 11'5 (5.59m x 3.48m)

Rear Porch

The Annexe

Kitchen
10'6 x 9'5 (3.20m x 2.87m)

Dining Room
11'2 x 9'5 (3.40m x 2.87m)

Living Room
20'3 x 12'0 (6.17m x 3.66m)

Inner Hall
8'5 x 3'0 (2.57m x 0.91m)

Bedroom
7'10 x 7'10 (2.39m x 2.39m)

Shower Room
8'5 x 3'11 (2.57m x 1.19m)

Bedroom
10'7 x 9'3 (3.23m x 2.82m)

En-Suite
7'9 x 4'11 (2.36m x 1.50m)

FIRST FLOOR

Landing/Games Room

Master Bedroom
15'8 x 14'10 (4.78m x 4.52m)

En-Suite Bathroom
8'5 x 7'3 (2.57m x 2.21m)

Dressing Room
8'5 x 7'3 (2.57m x 2.21m)

Bedroom
12'5 x 5'7 (3.78m x 1.70m)

Bedroom
12'4 x 11'8 (3.76m x 3.56m)

Bedroom
13'8 x 11'0 (4.17m x 3.35m)

Shower Room
9'2 x 7'7 (2.79m x 2.31m)

Bedroom
15'11 x 14'8 (4.85m x 4.47m)

En-Suite Bathroom
8'7 x 6'8 (2.62m x 2.03m)

OUTSIDE OF THE PROPERTY

Double Garage
23'8 x 16'5 (7.21m x 5.00m)

Storage Room
23'3 x 7'10 (7.09m x 2.39m)

Storage Rooms
24'8 x 23'8 (7.52m x 7.21m)
Currently divided into 5 rooms of various sizes.

Outbuildings/Barns
There are various outbuildings and storage/workshops around the grounds. To include a large two storey height barn that would make a great additional garage. This is situated within its own parcel of land, with private entrance.

Directions
Sat Nav:TR8 5QA

What3words: ///casually.belonged.rolled

For further information please contact Camel Coastal & Country. 01872 571454

Property Information
Age of Construction: 14th Century
Construction Type: Stone and Cob
Heating: Air Source Heat Pump with Solar Panels
Electrically Supply: Mains
Water Supply: Private
Sewage: Private
Council Tax: F and A
EPC: C72/A92
Tenure: Freehold

Agents Notes
VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Road Map



Hybrid Map



Terrain Map



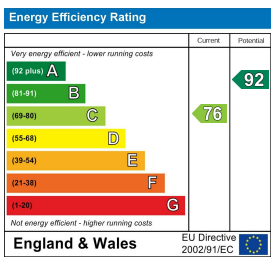
Floor Plan



Viewing

Please contact our Camel Homes Office
on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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