



**OTTERSIDE, NORTH PETHERWIN, LAUNCESTON, PL15 8GW**

**£999,000 FREEHOLD**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists

**SUMMARY:**

- A Beautifully presented 4 bedroom detached house.
- Set in Circa 19 Acres of Garden and Woodland.
- A wonderful home or development opportunity.
- Well equipped and presented 40 Cover Cafe.
- EPCs: House C (78), Cafe B (47)

**LOCATION:**

North Petherwin is approximately 5 miles north of Launceston in a beautiful part of the County close to the Devon border.

Our clients property is on the edge of the village bounded by Bolesridge Water, feeding the River Ottery, surrounded by farm and woodland. There is a Primary School within the village and a Farm Shop. For other needs the thriving and popular rural and historic town of Launceston provides national and niche retailers and Secondary / Tertiary education.

This area of Cornwall is generally regarded as a very desirable part of the County in which to live and work.

**PROPERTY:**

In 2011 our clients were granted permission to build an owners property on site and "Otterside" was completed in 2012.

This property comprises a spacious, well proportioned 4 bedroom home with a well presented Lounge and inter-connecting Dining / Kitchen area, of which the latter has direct access to the garden.

On the first floor is a large landing / second study area and the master suite, with en-suite and dressing room, both with lovely far reaching country views.

On the ground floor is a useful utility room, WC and boot room.

The property has private parking to the front and a well planted terrace garden and patio to the rear.

The property benefits from air source heat pumps and solar panels of which fuel the underfloor heating on both the ground and first floors.

We understand the Cafe was constructed in 1986 as part of the original wildlife centre.





**OWNERS ACCOMMODATION:****Ground Floor**

Front door into a generous hallway, understairs cupboard with control for underfloor heating.

**Lounge:**

Window to front with elevated far reaching country views. Engineered oak flooring and woodburner make this an attractive room, interconnecting with the dining area / kitchen.

**Kitchen / Dining Area:**

Patio doors to garden and windows to the rear. Handmade kitchen units, built in dishwasher, fridge and freezer and double oven. 4 ring electric hob with extraction. Defined seating / dining area overlooking the rear garden.

**Utility Room:**

Plumbing / connections for dishwasher and tumble dryer. Two windows and door to the side.

**Boot Room:**

Former "animal room" now used as a Cloakroom / Boot room with door to the side.

**Bedroom 4 / Study:**

Window to front.

Second study area on Landing.

**Gardens:**

Front area for private parking and garden area. To the rear patio and terraces providing privacy.

**Second Floor****Landing:**

A large landing with window to the front affording elevated views with ample space for a desk and associated office equipment.

Airing Cupboard with master controls for heating and pressure water tank.

**Bedroom 1:**

Windows to the front and side. Dressing Are and En-Suite shower room. Overall a sizable Master Suite.

**Bedroom 2:**

Window to rear

**Bedroom 3:**

Window to rear.

**Bathroom:**

Bath, shower, window to rear.





## WILLOW CAFE:

A detached single storey building of c. 132 sq m (1420 sq ft) with WC's to the rear.

A very attractive and spacious Cafe area, currently set up with c.40 covers and a defined seating area. We are advised this space was previously used as a gift shop / retail space and could of course revert.

With windows to the front and side elevations and a woodburner.

The kitchen area is well defined and equipped and has a Store with racking.

It is considered this space could be enhanced or indeed developed to potential alternative use, subject to any required consent.

## ALTERNATIVE USE / DEVELOPMENT:

Our clients have not explored further Leisure related Planning Permission on site, however, given the current business use, location and land (some of which could lend itself to some form of construction) it is considered the site does have potential alternative / additional use for a buyer wishing to grow the business and take it in a new direction.

NB : Our clients will consider Conditional Offers , based on the interested party taking forward an Application, with terms agreed between clients and interested parties.



## SITE AREA AND TITLE:

The site extends to Circa 19 acres (to be independently verified by interested parties) split, c. 4.75 acres forming the car park, owners house / garden, cafe and former Wildlife Centre and Lakes and c. 14.25 acres of Woodland Walk.

Title CL2278 advised no Public Rights of Way or Restrictive Covenants over the Land. Owners allow a Permissive Path on the Western Boundary.

## PLANNING PERMISSION:

Planning Permission granted in November 2010 allowing for the 'Construction of a house for the owners of the Centre'.

## ENERGY PERFORMANCE CERTIFICATE:

House (Otterside) C (78)

Cafe (Willow Tree) B (47)

## LICENCES:

Previously held a Zoo Licence.  
No Alcohol Licence.

## METHOD OF SALE:

Sale of Freehold.

## VALUE ADDED TAX:

We are advised the business is registered for VAT.



## SERVICES:

Advised by Clients:  
Sewage (1 Septic Tank for House and Cafe)  
Mains Water and Spring fed Lakes  
Mains Electricity (Single Phase)  
Air Source and Solar Panels for underfloor heating on the ground floor and first floors of the house.

Interested parties to make their own enquiries to service providers.

## GENERAL INFORMATION:

Local Authority  
Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## FINANCE:

If you require advice regarding Financing of a business, at no initial cost, please contact us on the number below.

## CONTACT INFORMATION:

For further information or to arrange a viewing please contact Graham Timmins on 01872 247019 or email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)





## Tamar Otter And Wildlife Centre, North Petherwin, Launceston, PL15 8GW

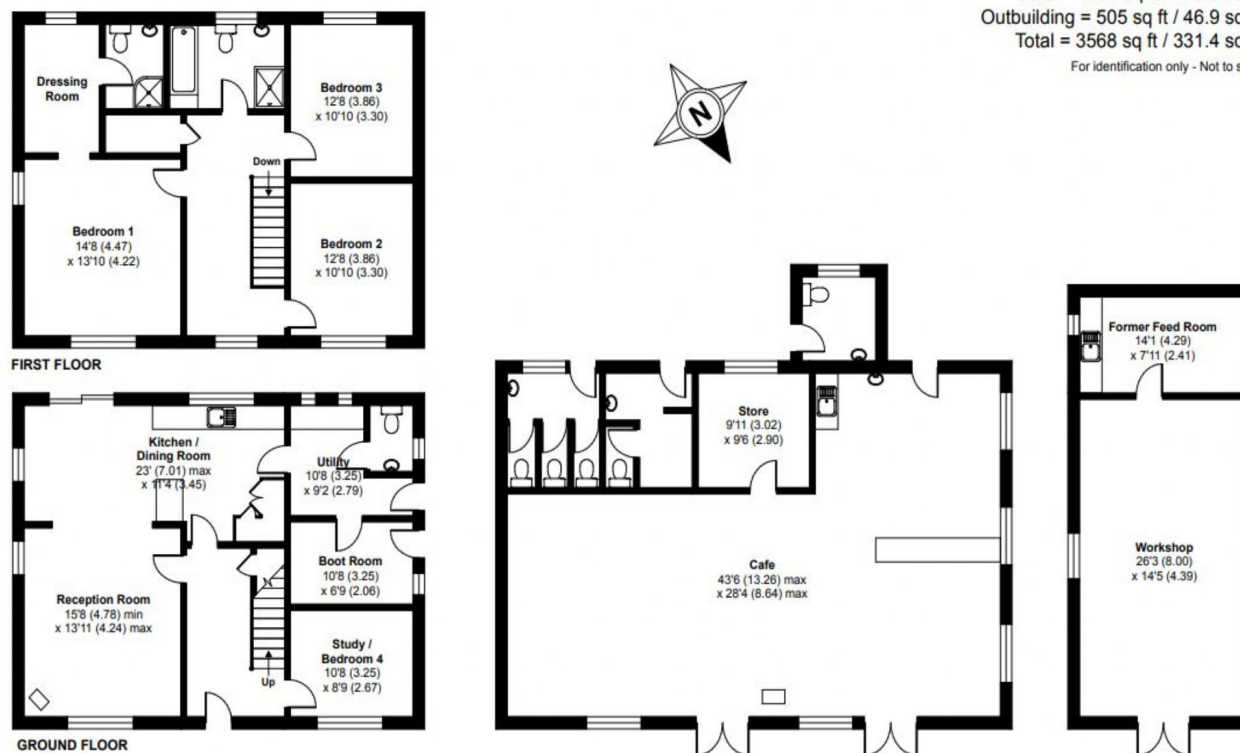
Approximate Area = 1772 sq ft / 164.6 sq m

Cafe = 1291 sq ft / 119.9 sq m

Outbuilding = 505 sq ft / 46.9 sq m

Total = 3568 sq ft / 331.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Miller Commercial LLP. REF: 869361

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

