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West Carvannel Farm, (Whole) Penhalurick Redruth, TR16 6TF

As a whole or in three lots - four bedroom farmhouse, garden,
good range of buildings and surrounding land

Stithians 2 miles Truro 10 miles Redruth 2.5 miles

• LOT 1 4 Bedroom Farmhouse • Good Range of Buildings • c.11.62 Acres
(4.7 Has) • LOT 2 Three Pasture Fields • c.5.99 Acres (2.4 Has) • LOT 3 Single
Pasture Field • c.1.55 Acres (0.6 Has) • Total c.19.16 Acres (7.7 Has) • •

Guide price £525,000

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SITUATION

Privately in a pleasant rural position between Stithians and Redruth, Lot 1 of West Carvannel Farm stands within its own land and offers some fine views. The village of Stithians with local facilities and amenities is about 2 miles to the south and Redruth is about 2.5 miles to the north-east. From Redruth there is a railway station on the London Paddington line. About a mile to the south-west is Stithians Reservoir which is well known for its water-sports facilities.

BRIEF DESCRIPTION

The sale of West Carvannel Farm presents a tremendous opportunity to buy a private and individual country holding as a whole or in three lots.

LOT 1 - 4 BEDROOM FARMHOUSE, USEFUL RANGE OF BUILDINGS AND ABOUT 11.62 ACRES (4.70

Lot 1 is approached over a private stone and Cornish hedge bordered entrance lane which leads to the farmstead which is surrounded by its own land.

The Farmhouse

The house stands on the north side of the farmstead in a south-facing position and presents accommodation, as shown on the attached floor plan with approximate room measurements, is arranged over two storeys. On the ground floor is a spacious Enclosed Entrance Porch which opens to a long Sitting and Living Room with oil-fired boiler, serving domestic hot water and central heating, which is set in stone fireplace with timber mantel with tongue and groove pine panelling over.

From the Sitting and Living Room is a door through to a Kitchen and Dining Room. The kitchen includes a matching range of base and eye-level kitchen units with rolled worktop surfaces to

splashback tiling and with space for refrigerator, space for electric cooker and extractor hood over and sink unit with drainer. Off the Kitchen is a useful Utility Room with stainless steel single drainer mixer tap and double cupboard under with rolled worktop surfaces over, space and plumbing for washing machine, tumble dryer and dishwasher.

On the first floor, centred around a Landing are four good Bedrooms and a family bathroom with pannelled bath with electric shower over, pedestal wash basin and wc.

Garden

Immediately to the front of the house are paved and part walled seating areas. To the side and rear are lawn and shrubbery gardens.

Farm Buildings

The traditional and modern farm buildings with West Carvannel Farm are well-presented and include the following:

1. Livestock Shed about 20'6 x 15'6 with light and adjoining further Livestock Shed about 19'4 x 10'9 and Store about 10'8 x 9'.

2. Machinery Shed of block, timber and corrugated construction about 23'6 x 13'. On the rear is a block and corrugated Lean-to about 23'6 x 9'1.

3. Store Building 10'9 x 8'6 with skylight.

4. Livestock Building. An excellent clear span steel portal framed two-bay Livestock Building about 30' x 24' with skylights, dwarf block walls, part space boarding and metal clad and concrete floor opening to a concrete Yard Area. Adjoining on the rear is a Pole Barn about 17' x 10'6 (approximate measurement).



Land

The land with Lot 1 lies around the farmstead and is divided into five pasture fields plus a further low lying meadow field through which a stream runs. Indeed, it is considered there is potential to create a pond and an environmental area within this field. On the Ordnance Survey, there are no public footpaths shown passing through the property.

LOT 2 - 3 ADJOINING PASTURE FIELDS. ABOUT 5.99 ACRES (2.42 HECTARES)

Situated to the north-east of Lot 1, Lot 2 comprises three fine adjoining pasture fields on a gentle south facing aspect with Cornish hedge borders and long road frontage over the eastern boundary.

LOT 3 - A SINGLE PASTURE FIELD. ABOUT 1.55 ACRES (0.63 HECTARES)

To the south of the entrance drive within Lot 1, Lot 3 comprises a single pasture field with Cornish hedge borders

GUIDE PRICES

Lot 1 £450,000

Lot 2 £50,000

Lot 3 £25,000

NB: West Carvannel Farm is offered for sale as a whole or in three Lots. If sold in Lots, the Vendors reserve the right to ensure that contracts on the sale of Lot 1 are exchanged simultaneously or prior to the sale of Lots 2 and 3.

ACCESS

The entrance lane is included within the sale of Lot 1, subject to rights of way in favour of Lots 2 and 3 between points A and B as

shown on the attached plan for identification purposes only. Lot 2 will contribute on a 20% share basis and Lot 3 on a 15% share basis to the future maintenance and repair of the driveway between points A and B.

VIEWING

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

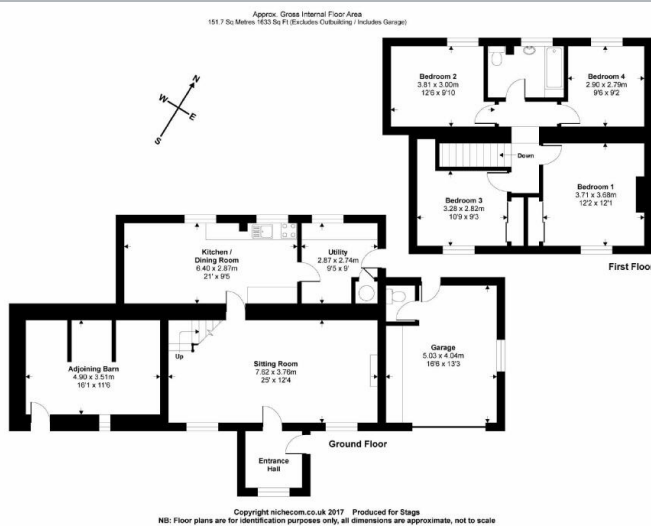
DIRECTIONS

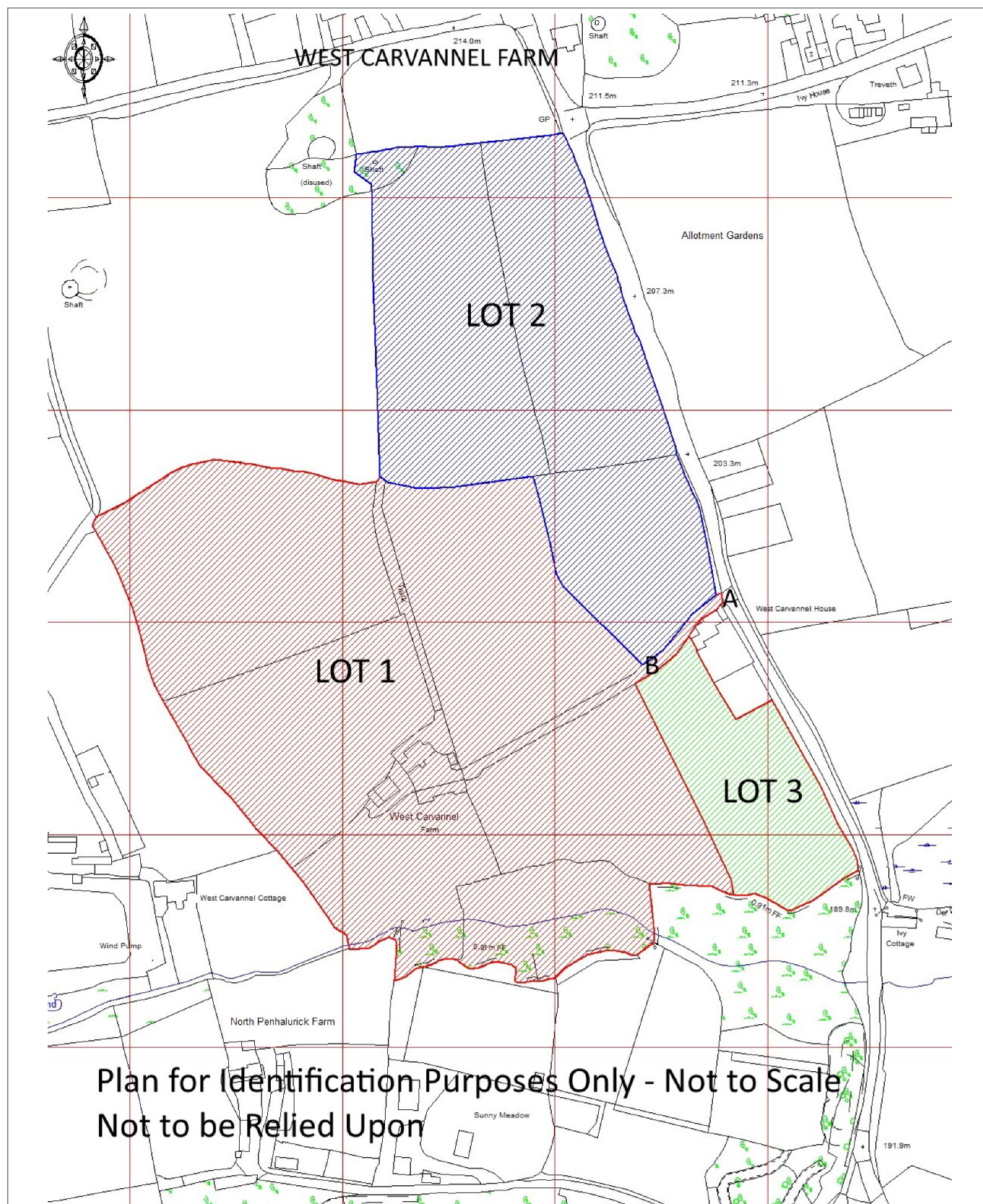
From Truro take the A39 towards Falmouth. Drive for about 5 miles, pass the Norway Inn and after about a further 400 yards, turn right towards Bissoe. Drive up the hill and at the crossroads turn left towards Pellyn Cross. At the next junction turn left towards Stithians. Go straight over at the crossroads continuing towards Stithians. Drive up over the hill and turn right towards Trewithen Moor. At the next junction, bear to the left towards Penhalvean, go over the bridge and continue straight on. On reaching Stithians, at the junction turn right and drive out of the village. Drive through Goonlaze, pass Stithians Lake and at the T-junction turn right. Drive into Penhalvean, follow the road around to the left, drive up the hill, pass the entrance to Penhalurick Barton on the left and drop down into a shallow valley and start driving up hill. The entrance to West Carvannel Farm will then be seen on the left-hand side after a short distance. There is a nameplate in the hedge.

SERVICES

Lot 1 Mains water connected. Mains electricity connected. Private drainage. Oil-fired central heating. Double-glazed. TV and telephone points.

Lots 2 and 3 - If sold separately, we understand mains water passes through the each lot which a purchaser may be able connect into, subject to the approval of SWW plc.





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