



STAGS

Lower Keigwin



Lower Keigwin

Pendeen, Penzance, TR19 7TS

Penzance 6 Miles St Ives 9 miles Lands End 9 miles.

- Small dairy farm set within stunning countryside
- Wonderful views of rugged coastline, and moorland
- 5 bedroom stone farmhouse, requiring modernisation, Traditional barns offering potential (STP),
- Extensive range of modern barns,
- Various sized land lots.
- 66 acres in all

Guide price £825,000

SITUATION

Situated in the pretty Rose Valley between Pendeen and Morvah and just over half a mile from the South West Coast Path, lies Lower Keigwin Farm. It nestles in a sheltered position amongst a patchwork of stone wall enclosed fields, in the heart of Poldark country on the Penwith Peninsula. Positioned along a stretch of possibly the most stunning coastline in the county if not the country, with views over the rugged coastline, moorland and cultivated farmland. The land lies between 125m and 190m above sea level and is predominantly classified as Grade III on the Agricultural Land Classification Maps.

The nearby villages of Pendeen and St Just offer a range of local facilities and amenities. More extensive services can be found at Penzance approximately six miles to the south east. From Penzance, the mainline railway station connects with London Paddington. The world renowned Penwith Peninsula has stunning beaches and coastline with easy access to the World Heritage tin mining sites at Levant and Botallack and the unique Minack Theatre, an open air, amphitheatre perched on the cliff edge.

DESCRIPTION

Lower Keigwin Farm offers an excellent opportunity to acquire a relatively affordable residential livestock farm with a comfortable, 5 bedroom, stone farmhouse, a well built range of stone under slate roofed barns offering development opportunities (STP), a comprehensive and useful range of modern farm buildings, including a new 105' x 50' steel framed barn, together with up to 66 acres of productive pasture. It is offered for sale as a whole or in 3 lots and further jointly owned land maybe available by separate negotiation.

LOT 1 - GUIDE £580,000

The farmhouse is a stone under a slate roofed property which sits in an elevated portion, overlooking much of the farm. It offers generously proportioned 5 bedroom accommodation that has been updated in part, but would benefit from further modernisation. The farmhouse can be accessed directly off the road and also through the farmyard and offers potential to bring the vehicular access in around the western side, subject to any necessary consents. The floor plan shows the extent of the accommodation.

OUTSIDE

The farm is approached over a short section of adopted highway, which continues past Lower Keigwin to Higher Keigwin. Taking the first turning into the farm there is an attractive former, stone, two storey cottage that looks ripe for residential conversion, like the neighbours



Small farm nestled in fantastic Penwith countryside with stunning coastal views and development opportunities





property that it is attached to. The yard continues up to the back of the farmhouse past a fully clad GENERAL PURPOSE BARN. To the side of the farmhouse are a collection of traditional and concrete block OUTBUILDINGS, STORES, a WORKSHOP of blockwork construction under a corrugated asbestos roof, a CALF SHED, of similar construction. There is a SLURRY STORE (blockwork), SILAGE CLAMP (earth bank), two KENNELS HOUSES (timber construction under tin roofs) and a CUBICLE HOUSE (timber framed with block and space board cladding). Various areas of CONCRETE YARDS link the buildings.

LAND

The land within Lot 1 runs up the hill above the farmyard and comprise lots of small enclosed stock-proof and watered fields of productive pasture.

LOT 2 - GUIDE £160,000

Lot 2 is an appealing package which includes a well-built range of stone barns with potential, with an excellent new large livestock building, together with just under 18 acres of pasture. Accessed through the second gateway off the track, is an attractive courtyard of traditional barns and the milking parlour, comprising: A TWO STOREY STONE BARN under a slate roof and with external steps to the first floor, a CART SHED of similar construction and an angular SINGLE STOREY COW SHED and two other smaller STONE BARNs, all with slate roofs and appearing to offer various development value, subject to obtaining the necessary consents.

On the opposite side of the lane is a new open fronted 105' x 50' STEEL PORTAL FRAME CATTLE SHED with 5 of the 7 bays with feed barriers and internal barriers, part concrete part soil floor, concrete walls with timber space boarding under a fibre cement roof.

The land is adjoining and lies to the north on both sides of the road, with a generous length of road frontage. It comprises 18 acres or thereabouts of level and productive pasture enclosed in 6 stock-proof and watered fields.

LOT 3 GUIDE £85,000

This comprises approximately 14 acres of bare land, situated on the far side of Higher Keigwin, on both sides of the lane. It is productive pasture sandwiched between two areas of moor.

SERVICES

Lot 1: Mains water, bore hole water, mains electricity and septic tank drainage, oil fired central heating. Lot 2 will have a right to bring a new mains supply around the southern side of the house, mains electricity is connected. Lot 3 is watered from a shared borehole supply as well as some of the land being naturally watered.

SUBSIDY SCHEMES

The land has been claimed under the Basic Payment Scheme for the current year. The purchaser will be required to take on the vendor's Cross Compliance obligations. The entitlements will be transferred to the purchaser in time for next year's claim. There are not environmental grants that effect the land.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any Wayleave Agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. There are no public rights of way shown on the Ordnance Survey Plan that cross the property. All three lots will have the benefit of access rights up the lane past Higher Keigwin.

VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags Truro Office.

DIRECTIONS

From Truro follow the A30 to Penzance. Continue on the A30 towards Lands End taking the A3037 towards St Just and Pendeen. Proceed through the village of Newbridge and at the top of the hill turn right towards Pendeen. Continue past the turning towards Trewellard. At the T junction in Pendeen turn right and proceed towards St Ives along the B3306. The farm will be found on the right hand side after half a mile, on a left hand corner, A For Sale Board has been erected beside the road. For all lots when viewing, turn right by the Rodda sign,



These particulars are a guide only and should not be relied upon for any purpose.



Stags

Stags Estate Agents, 61 Lemon Street,
Truro, Cornwall, TR1 2PE

Tel: 01872 264488

truro@stags.co.uk

Energy Efficiency Rating		Current	Potential
20-40%	A		94
41-45%	B		
46-49%	C		
50-54%	D		
55-59%	E		
60-64%	F	40	
65-69%	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

