



Homeland Farm



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Mithian Downs, St. Agnes, Cornwall, TR5 0PY

St Agnes - 2 miles Truro - 7.5 miles Perranporth - 3.5 miles

A great opportunity to acquire a family home with land, annexe and lifestyle business in a highly sought after area close to the north coast

- Wonderful rural location
- Stylish 4 bedroom family home
- 2 Bedroom annexe
- 2 Airstream Caravans
- Paddocks and stabling
- Large garage/workshop
- Close to St Agnes
- Glamping business

Guide Price £950,000

SITUATION

Homeland Farm is situated in a popular rural location between Truro and the scenic north Cornish coastline. The nearby village of Mithian is reputed to be one of the oldest in Cornwall and is home to a delightful cluster of thatched cottages together with the 16th Century Miners' Arms.

Surrounded by countryside with a number of lovely walks, this idyllic village is only 2 miles from the historic coastal village of St Agnes, which offers a range of local amenities together with the renowned surfing beach at Trevaunance Cove. St Agnes is also an excellent starting point to enjoy the fabulous walks along the south west coast path.

The Cathedral City of Truro is approximately 7.5 miles distant and now forms the commercial heart of the county being a vibrant shopping centre with many national retailers represented. There is also a variety of well established local schools, indoor and outdoor markets, cobbled streets and alleyways which give this city its unique character.

THE PROPERTY

Set within around 3.8 acres of land, Homeland Farm presents a wonderful opportunity to acquire a comfortable family home, annexe and 'lifestyle business' in this highly sought after location close to the North Coast.

The property is approached over a sweeping driveway which then subdivides and leads to the main residence and a separate car parking area for the Airstream caravans.



Beautifully presented throughout, the main residence provides stylish 4 bedroom (2 en-suite) accommodation together with a generous sitting room/dining room, divided by a contemporary staircase and featuring an open beam ceiling and woodburner. To the front is a sun room whilst stretching across the rear is a well-appointed kitchen/breakfast room with gloss white units and oak worktops. Leading off here is a pantry and utility/boot room. Completing the ground floor is a bedroom with en-suite cloakroom.

The principle bedroom has a dressing room/walk in wardrobe plus en-suite. There are two further bedrooms and a stylish bathroom with double ended bath.

THE ANNEXE

Attached to the main residence, the annexe affords great flexibility and provides 2 bedroom accommodation with shower room, kitchen and sitting room.

THE BUSINESS

A short distance from the house but thoughtfully screened are a pair of Airstream Caravans. One is a 4 berth 'Land Yacht Sovereign' and the other a 2 berth 'Excella II'. Enjoying lovely country views, both benefit from broad sun decks with hot tubs and a central shared utility building.

Known as 'Finley' and 'Poppy' these striking aluminium caravans with a distinctive rounded shape generate a useful income and further details can be viewed at www.cornwallairstreams.co.uk. Accounts can be made available following viewing.

OUTBUILDINGS

Adjacent to the main house is a large garage/workshop with office, further scope (subject to planning) may exist with this building and it opens onto the site of a former swimming pool which would make a lovely garden area.

To the rear of the house is a timber stable block with three stables.

THE LAND

In total, Homeland farm extends to around 3.8 acres and includes a large level paddock to the front plus a smaller paddock which is overlooked by the Airstreams,

SERVICES

Mains water and electricity. Private drainage. LPG heating for the house and annexe.

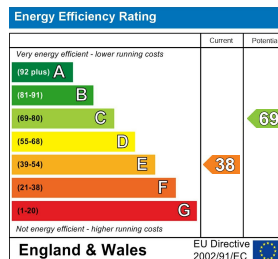
VIEWINGS

Strictly by prior appointment with Stags' Truro Office on 01872 264488

DIRECTIONS

From the A30 take the B3277 towards St Agnes. Shortly after The Chiverton Arms, turn right to Mithian. Follow that road for around 1.4 miles and you will find Homeland Farm on the right.





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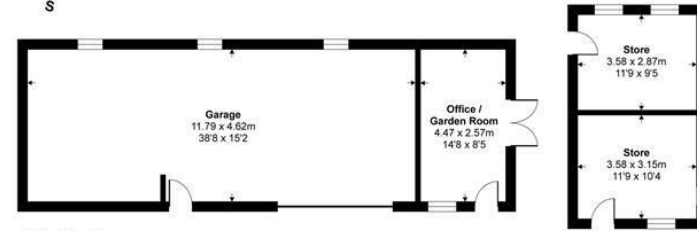
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These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2429 sq ft / 225.7 sq m
Outbuildings = 1405 sq ft / 130.5 sq m
Total = 3834 sq ft / 356.2 sq m

For identification only - Not to scale

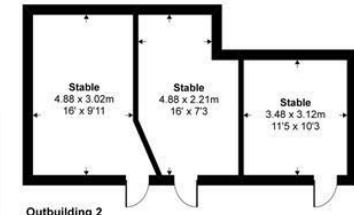


Outbuilding 1

Outbuilding 3



First Floor



Outbuilding 2



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Stags. REF: 622478



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