



Ferndale
Higher Penwartha, Perranporth

LODGE & THOMAS
ESTABLISHED 1892

Ferndale

Higher Penwartha, Perranporth,
Cornwall TR6 0BA

Guide Price: £795,000 Freehold

A detached character five/six bedroom country property in a rural position close to the north Cornish resort of Perranporth.

A range of useful outbuildings to include former cow house and store, suitable for alternative uses, subject to planning, gardens and grounds extending in all to approximately 5 acres or thereabouts.

Situation

Ferndale lies in the sporadic hamlet of Penwartha Coombe and fronts a minor county road some 1.5 miles south of the bustling seaside resort of Perranporth which boasts a range of retail and leisure facilities, whilst the City of Truro, the main administrative centre for the county lies approximately 7 miles to the south-east and boasts a variety of retail, leisure and medical facilities, professional services and both senior and private schooling.

The A30, approximately 1 mile distant, currently accessible at either Chiverton Cross or Chybucca, provides easy access west to Redruth, Camborne, Hayle, St Ives and Penzance and east to Devon and the national motorway network.

For the outdoor enthusiast there are a number of quiet country lanes and bridle paths throughout the district providing ample riding, cycling and walking opportunities. The scenic north Cornish coast lies within easy reach, renowned for its many surfing beaches and scenic walks.





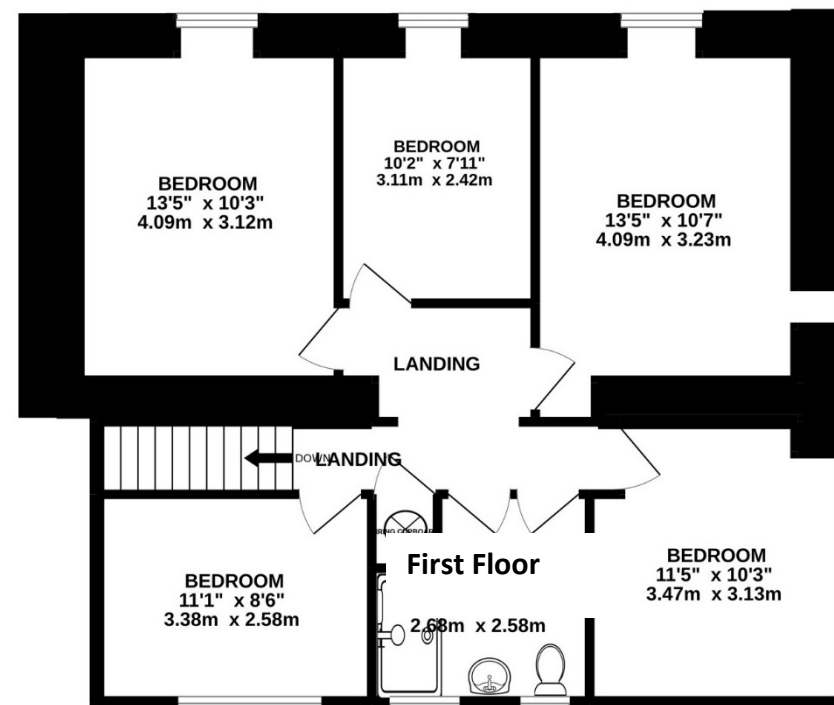
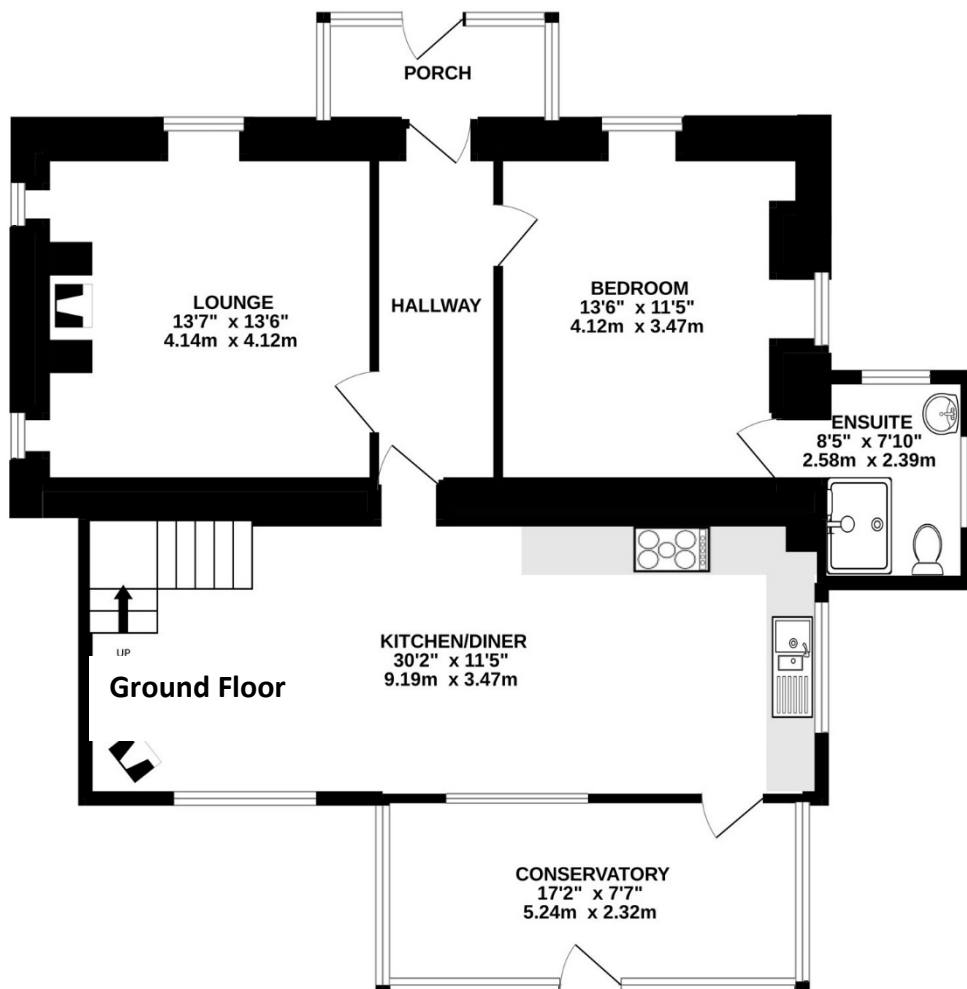
The Property

An extended detached residence under a double pitch roof primarily of traditional construction with a block extension to the rear. The property has been in the family's ownership since 1976 and now been sold with the benefit of no onward chain. The property boasts a wealth of character features to include beam ceilings, original pine doors and recess windows and is partially warmed by electric heating system.

The property is approached from the front via a pedestrian gate with pleasant cottage style gardens either side of the central path to the entrance door to the front porch. On the ground floor entrance hall with two rooms, one having been adapted as a ground floor bedroom with ensuite shower room. From the entrance hall, through to open plan dual aspect Kitchen Living diner with wood burning stove and rear utility / conservatory to the rear.

Turning stairwell to first floor landing proving access to 5 bedrooms, shower room and airing cupboard.





Outside

To the front of the house lies a small cottage garden enclosed by dwarf walls with a remaining garden area to the rear and side of the dwelling. To the rear of the house lies a timber **storage shed** (13.22m x 3.21m) with a part concrete floor under a mono-pitch corrugated roof, divided into useful stores and workshops. **Cow Shed (3.85m x 5.55m)** stone construction under a pitch corrugated roof with **adjoining timber shed (4.83m x 4.09m)** part timber and corrugated clad elevations under a pitch corrugated roof. Garden Store (2.74m x 1.6m) attached to the neighbouring property.

The land is divided into three manageable enclosures with far reaching views over the surrounding countryside and in all extends to 5 acres or thereabouts and is ideally suited for a small holding or equestrian facility.



Services: Mains water and mains electricity connected to the property. Private drainage. None of these services have been tested and therefore no guarantees can be given.

Council Tax: E **EPC:** F

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing: Strictly by prior appointment with the sole agents Lodge & Thomas. Telephone 01872 272722

Directions: [what3words///soaks.unravel.relocated](https://www.what3words.com/soaks.unravel.relocated)

Agent's Note: Photos and brochure produced October 2022



For Identification Purposes Only



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