



Longstone Farm,
Trenear, Helston

LODGE & THOMAS
ESTABLISHED 1892

Longstone Farm, Trenear, Helston, Cornwall TR13 0HG

Guide Price - £1,500,000 Freehold

- Detached period farmhouse
- 6 bedrooms (5 en-suite)
- 3 converted barns with full residential consent
- Studio annexe
- Barn, workshop and stabling
- Gardens & grounds extending to 11.1 acres or thereabouts

A versatile smallholding, offering dual-family or home and income accommodation, boasting a period six bedroom farmhouse, four letting properties with yard, gardens and grounds extending in all to 11.1 acres or thereabouts. Set in a delightful, peaceful, rural location to the north of the old market town of Helston, within easy reach of the south Cornish coast.



The Property

Longstone Farm comprises a detached period, six bedroom farmhouse, primarily of traditional construction with latter-day extensions with a courtyard of barns, with the benefit of residential consent and currently used as long term lets.

Approached from a minor county lane leading to a level yard area suitable for the parking of numerous vehicles and trailers, the farmhouse retains many period features to include beamed ceilings, exposed fireplaces, and window seats with PVC double glazing and warmed via air source heat pump.

The property has been altered and extended to provide comfortable family accommodation comprising generous size entrance sunroom leading to an entrance hall with reception rooms off, ground floor bedroom with en-suite shower, a family bathroom, a wonderful dual-aspect living room/diner with patio doors leading out to a paved terrace, a farmhouse kitchen with pantry and utility area and a farm office. Turning stairwell to the first floor – with galleried landing leading off to five bedrooms, four of which have en-suite shower facilities.

Complementing the farmhouse, an extensive garden area, predominantly laid to lawn with mature shrubs and trees providing shelter and shade. A paved terrace off the house provides a lovely BBQ area.



Beyond the farmhouse lies the converted single storey barns, all with the benefit of residential planning consent, offering accommodation for family, or short or long term lets and comprise the following:

The Studio / annexe – Attached to the farmhouse, an open plan kitchen/living/bedroom with en-suite shower.

The Dairy – An open plan kitchen/living/dining area, bedroom, bathroom, with garden to the rear.

Swallows Retreat – An open plan kitchen/living/dining area, two bedrooms, bathroom and conservatory, with garden to the rear.

Little Menhyr – An open plan kitchen/living/dining area, two bedrooms, bathroom and an entrance porch.

The three converted barns have their own individual garden areas.

Outside

Level parking area to the front of the house and the letting properties, with additional concrete level yard area beyond. Useful range of outbuildings to include: **Garage/workshop** of block construction under a pitch roof. Stables – timber frame, divided into two stables and tack room. **Agricultural Barn/Store** (13.5m x 6.75m)- with adjoining three stables.

The Land

With road access, the land is divided into three enclosures and extends to 9.3 acres or thereabouts of grazable pasture, divided into three principal level enclosures, laid to pasture and bounded in the main by traditional Cornish hedge banks.

Agents Note - For a period of up to one year from completion, the vendor wishes to retain the use of approximately 0.65 acre of land next to the road for storage purposes at a peppercorn rent. Further details from the agents.



EPC's

Farmhouse C; The Studio/annexe C;
The Dairy D; Swallows Retreat C;
Little Menhyr D.

Council Tax Bands

Farmhouse D; The Studio A; The Dairy A;
Swallows Retreat A; Little Menhyr A.

Services

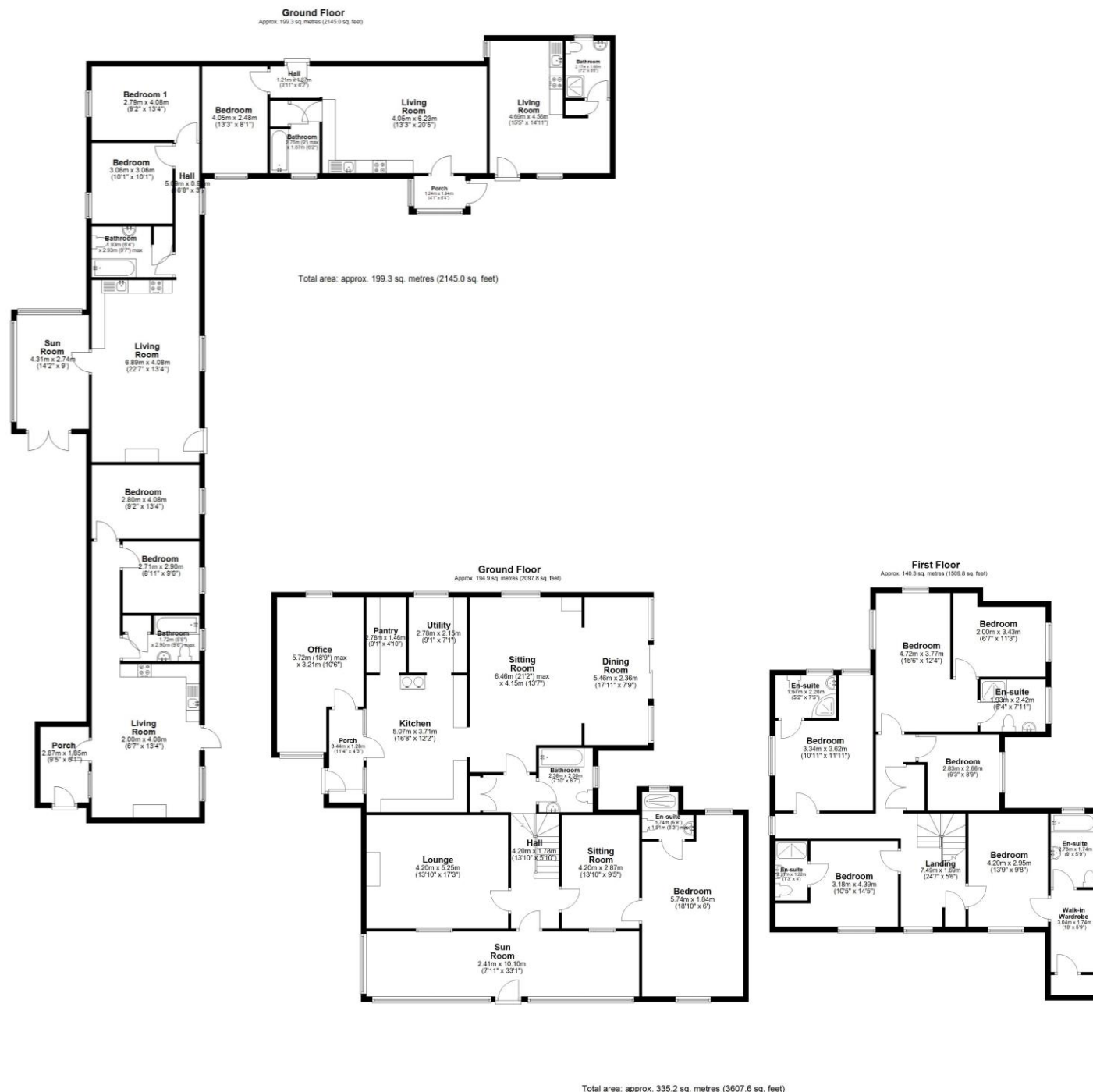
Mains electricity, private water and private drainage. All the properties are heated by air-source heat pumps. Solar panels serve the properties. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public footpath crosses the land.

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.





Location

Longstone Farm is situated in a truly private and rural position, approximately 4 miles to the north of the old market town of Helston, famed for its Furry Dance and boasts a variety of professional and retail services for everyday requirements. Helston, is the gateway to the Lizard Peninsula, an Area of Outstanding Natural Beauty, famed for its rugged coastline and with many scenic walks and sandy beaches, lie within easy reach, alongside the famed 'foodie destination' harbour village of Porthleven (6 miles).

The Port of Falmouth, 12 miles, provides access to the sheltered sailing waters of the Carrick Roads and the County town of Truro, the main administrative centre for the region, lies 20 miles to the north-east.

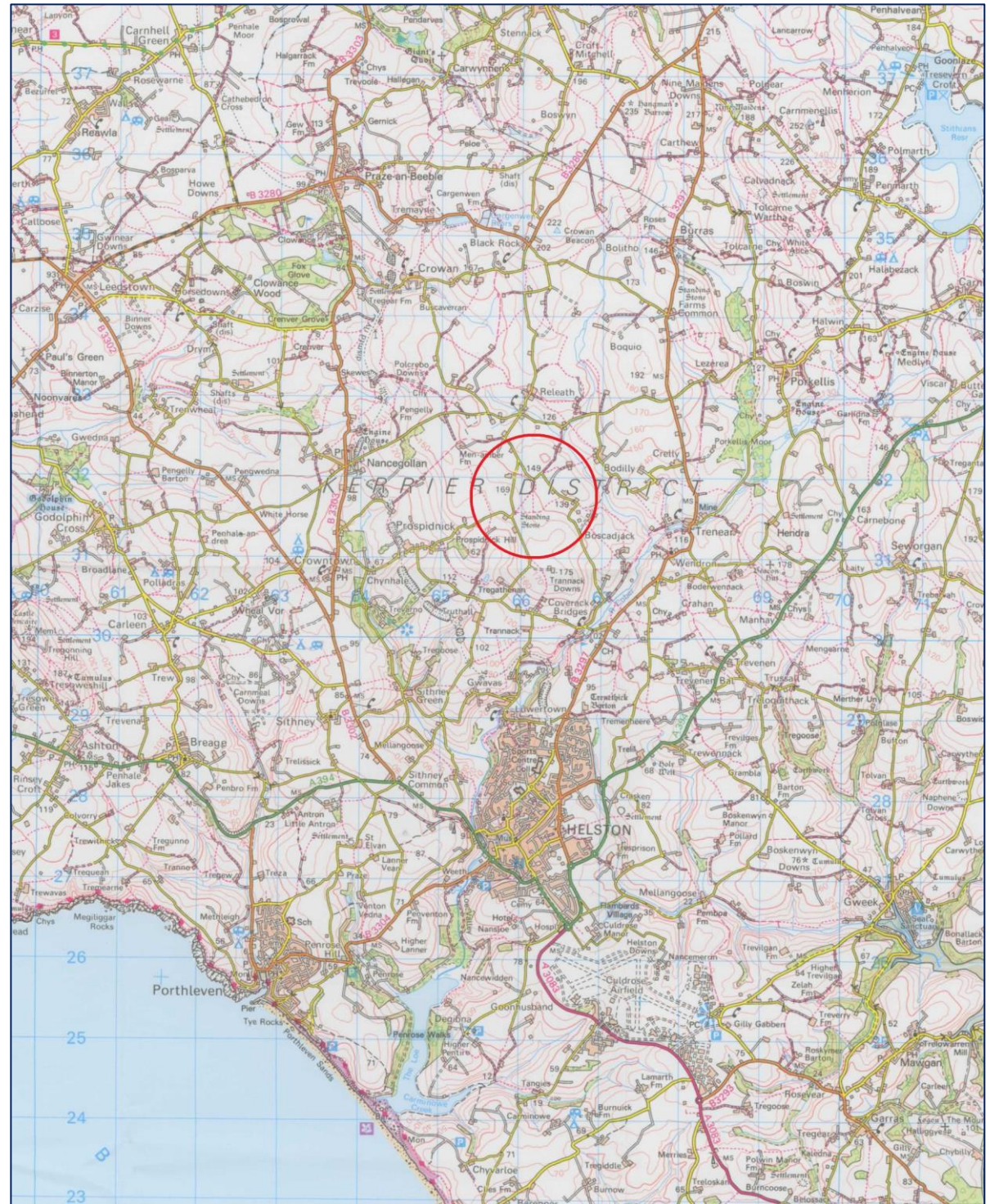
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Helston, follow the Redruth road, past Wheal Dream Golf Centre, turning left into Coverack Bridges. Drop down the hill, taking the first turning on the right and follow this road without deviation for approximately 2 miles and the property will be found on the left hand side.

what3words ///rated.olive.assurance





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