



Penhalvean Farm,
Penhalvean, Redruth

LODGE & THOMAS
ESTABLISHED 1892

Penhalvean Farm, Penhalvean, Redruth, TR16 6TQ

Guide Price £450,000 Freehold

- Detached Four Bedroom Farmhouse
- For Improvement/Renovation
- Double Garage, Outbuildings & Stables
- Almost 4.5 Acres of Land
- Additional Land Available
- Sold with No Onward Chain

Detached four bedroom farmhouse for improvement together with double garage, outbuildings, stables and over four acres of land (further land available). In a popular and convenient location part way between Truro, Falmouth and Redruth with excellent out-riding in the immediate vicinity. Approximately 4.46 acres in all but with up to 8.26 acres additionally available. Sold with vacant possession and no onward chain.



The Property

Penhalvean Farm comprises a detached, double fronted character farmhouse which, though in need of improvement, offers a wonderful four bedroom family home with spacious and versatile accommodation. The property still has many original features including slate flagged floors in the dining room, some open beamed ceilings, some window seats, stripped pine doors throughout and although windows have been replaced with PVCu units they are all sash style.

To the ground floor is an entrance vestibule and hall, sitting room with granite fireplace housing a wood burning stove, dining room with beautiful slate flagged floors and granite fireplace housing another wood burning stove, kitchen with Royal Rayburn, rear porch/boot room, shower room and large utility whilst to the first floor are three double bedrooms, a single bedroom and a huge family bathroom with bath and shower.





Gardens and Land

To the front of the house is an enclosed front garden with granite gateposts and wrought iron gate leading out onto the roadway and a rear courtyard style garden offers a sunny and private sitting out space.

To one side of the house is a large driveway/yard with parking and turning space for ample vehicles and which gives access to an open fronted double garage, stables and several other single storey outhouses and stores. To the other side is a raised lawned garden of approximately $\frac{1}{4}$ of an acre. Please note an Overage Clause will be applied to this area of garden of 50% for 20 years, triggered by development of any kind beyond its existing use as a garden/small paddock.

Behind the house are two level field enclosures, each of approximately 2 acres, with live growth hedging and all in grass (recently cut for hay).

The whole site at Penhalvean Farm extends to 4.46 acres or thereabouts, but adjacent land of up to 8.26 acres is additionally available as identified on the land plan.



EPC G Council Tax Band B

Services

Mains water and electricity. Oil fired central heating (from Rayburn) and private drainage. 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. No public rights of way cross the property being offered for sale.

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

Penhalvean is a small hamlet comprising a cluster of dwellings part way between Stithians and Lanner. Stithians Reservoir is within very close proximity and from here there is a whole network of walking, cycling and riding routes – perfect for the outdoor enthusiast.

Stithians and Lanner both offer a comprehensive range of every day amenities including schooling, convenience stores, public houses and doctors surgeries whilst Redruth (only 3 miles distant) offers further amenities as well as a main line train line to London (Paddington). The county's capital city of Truro is within approximately 10 miles.

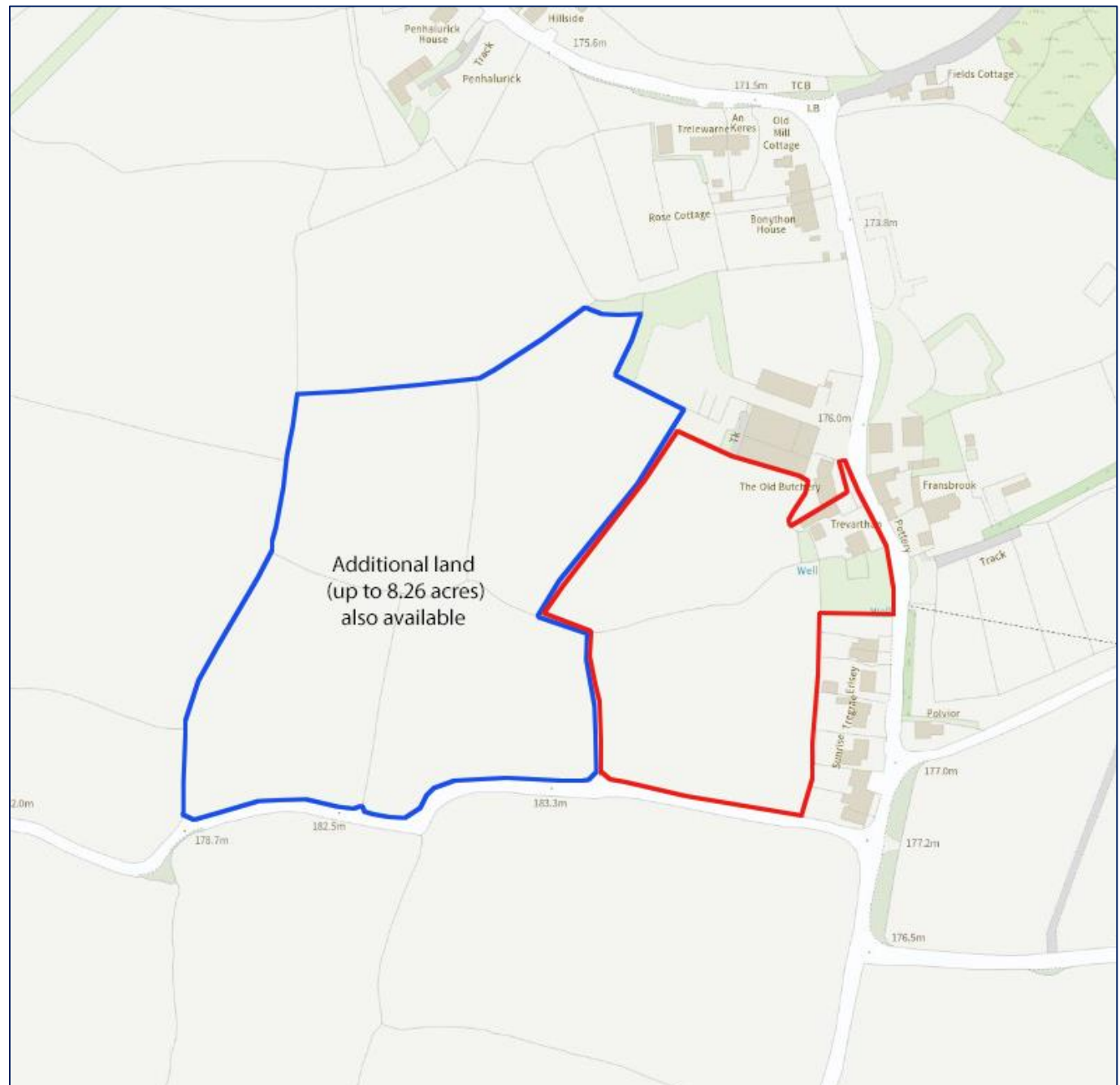
Viewing

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

Directions

From the crossroads in the centre of Stithians proceed in an easterly direction along New Road and follow this road through the village, continuing into Hendra Road as the road bears left around the church yard. Follow this road for approximately a mile and a half and then turn right at the T-junction to enter Penhalvean. Penhalvean Farm will be found on the left hand side after approximately 200m, identified by a Lodge & Thomas for sale board. Enter the yard and then follow the walled driveway (on the left) into the yard and parking area.

what3words ///whispers.guests.bronzer



Not to scale. For indicative purposes only.

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