



North Penhalurick Farm
Penhalurick, Redruth

LODGE & THOMAS

ESTABLISHED 1892

North Penhalurick Farm, Penhalurick, Redruth TR16 6TF

Guide Price - £799,950 Freehold

- Four bedroom detached farmhouse
- One bedroom holiday let barn conversion
- Planning permission to extend and convert a single storey barn to form a two bedroom residential dwelling
- Private, rural location
- Approx. 7.4 acres & buildings

Location

North Penhalurick Farm is situated to the north of the hamlet of Penhalvean and close to Stithians Lake and Watersports Centre, popular with water sports enthusiasts and walkers. The sought after village of Stithians is about 1½ miles distant with a strong community spirit and good facilities including Church, primary school, village stores, public house, doctor's surgery etc. The village is home to the largest one day agricultural show held in July each year. Four Lanes is about 2 miles distant with local amenities and the large town of Redruth is about 2 ½ miles distant with an extensive range of retail, health, leisure, education and business services etc. Both Redruth and Camborne have railway stations on the main Penzance to London Paddington line.

The City of Truro is the administration centre for Cornwall with private and state schools, college, hospitals, banks and businesses, retail and commercial industrial parks, sport, leisure and entertainment facilities etc.



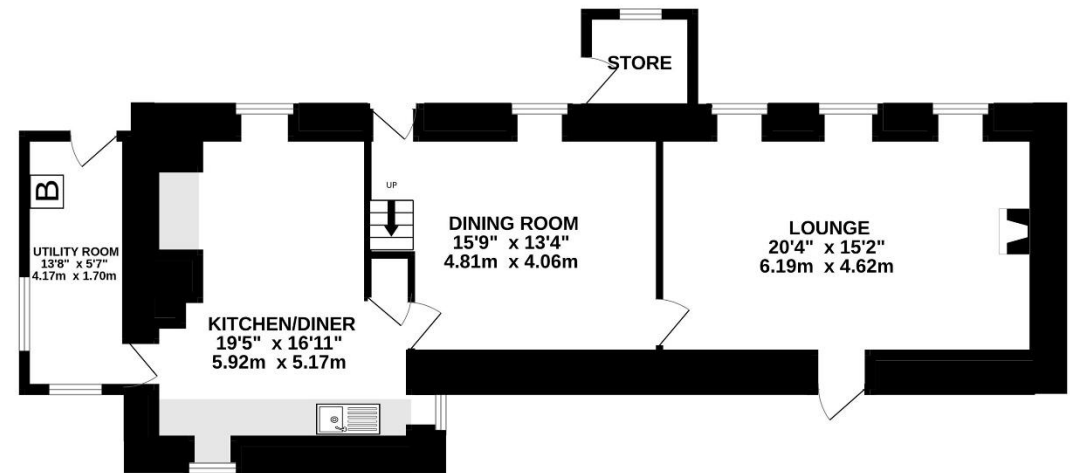
The holding enjoys a private and peaceful location rural position, being situated at the end of a long access lane. In addition to the main four bedroom dwelling, there is a well-presented one bedroom holiday let, and planning permission for the conversion and extension of a single storey barn to form an additional residential dwelling. The land in all extends to approximately 7.4 acres and includes a wildlife/wetland area.

The Farmhouse

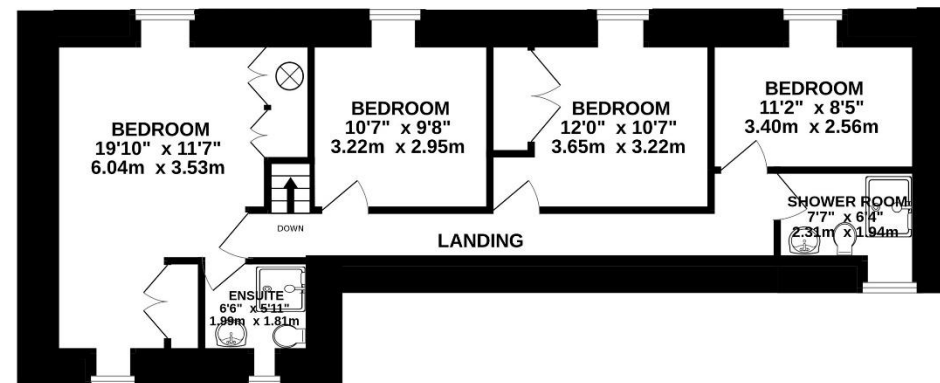
The house, primarily constructed of local stone offers four bedroom accommodation, the main bedroom having en-suite facilities, together with a family bathroom on the first floor. On the ground floor there is a lounge with feature fireplace and wood burning stove, separate dining room, kitchen/breakfast room with a range of fitted units and an original Inglenook fireplace that is fitted with floor cupboard units, and utility room. The property is warmed via an oil-fired boiler and benefits from uPVC double glazing throughout.

To the front and south of the property there is a formal garden area, which in the main is laid to lawn. To the rear of the property there is an open fronted timber frame shed and adjoining storage area approximately 6m x 4.5m.

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

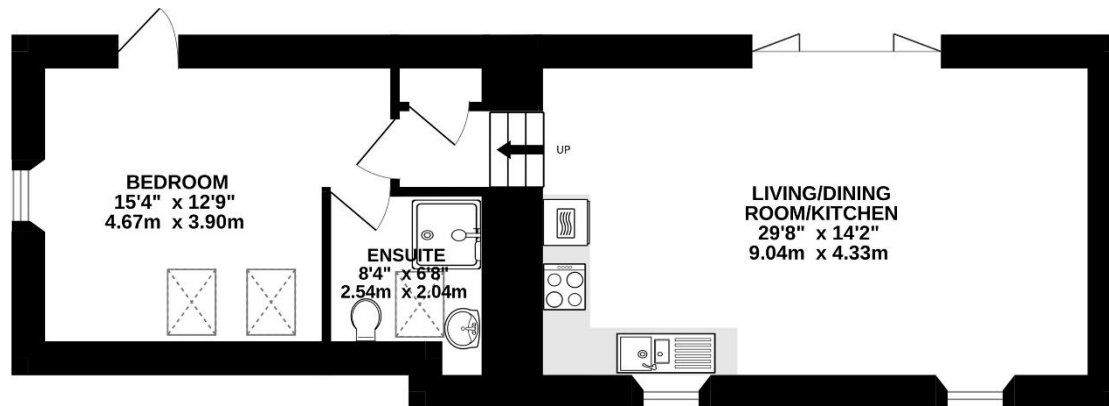


1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



The Sheep Shed - holiday letting unit

A very well-presented one bedroom unit that has been successfully holiday let for a number of years. The unit was completed circa 2016 to a high standard and has its own private decking and garden area to the western side. Subject to planning, a change of use to residential or annexe may be possible.



Single Storey Barn - for conversion

Planning permission was granted on the 28/02/2004 (PA23/09190) for the conversion and the extension of the building to form a two bedroom private domestic dwelling. Building Regulation drawings have been lodged with the council. Full details of the planning application and associated drawings are available on Cornwall Council's website.

The conversion would be subject to a CIL payment of £2276.42, unless an exemption applies.

The Land

The land in all extends to approximately 7.4 acres and is divided into 6 main enclosures which are gently sloping and currently laid to pasture. The far western enclosure is partially pasture, the remaining of it being wetland, wildlife habitat.

Adjoining the main farm building is a well enclosed kitchen garden area with a ploy tunnel.

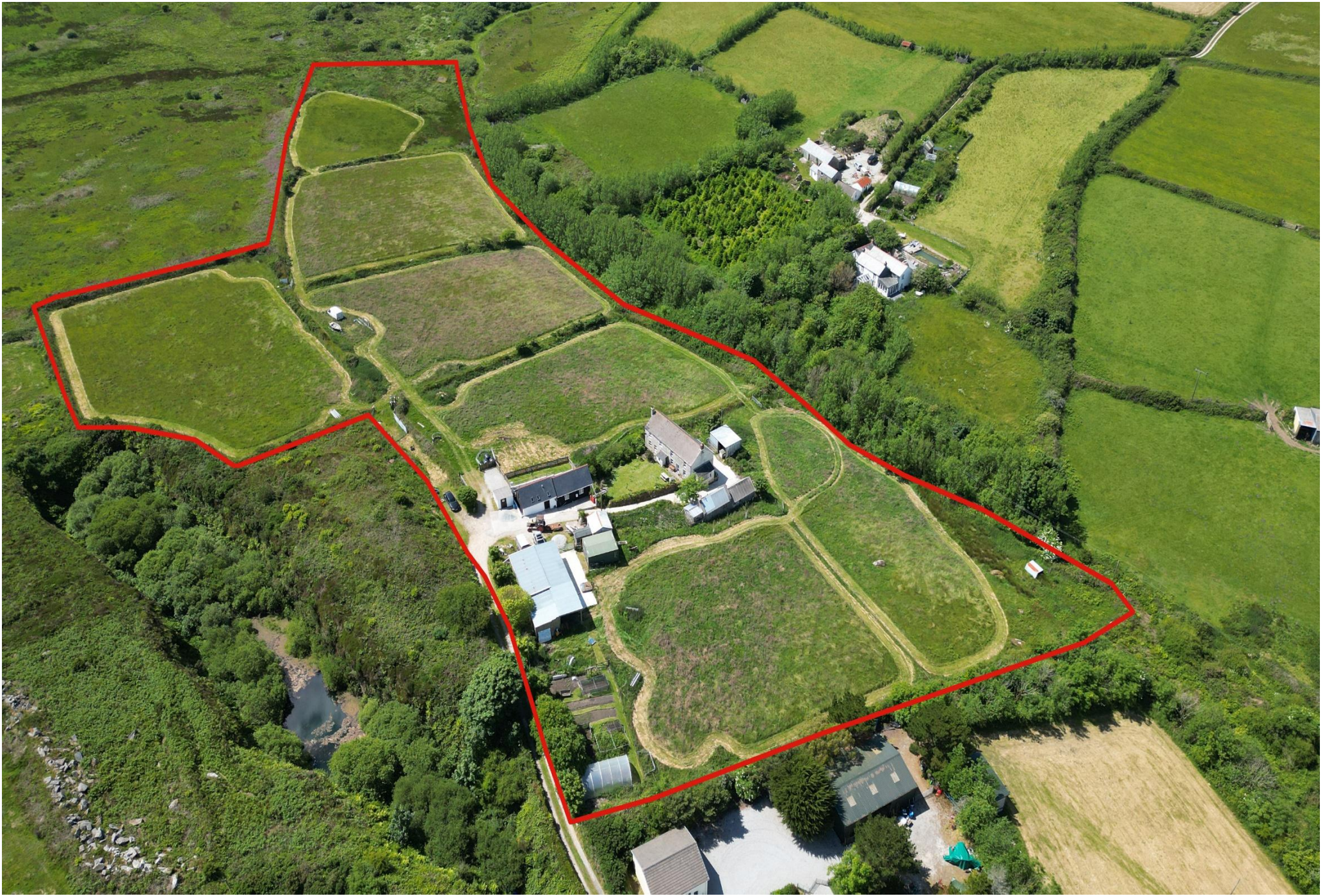
Outbuildings

The main **Farm Building** (15m x 8.3m) divided into five bays, four of which have concrete flooring, power and light supply.

Storage/Workshop Building (4.2m x 3.7m) with power and light.

Small concrete block **Storage Building** (10ft x 10ft)





EPC House E- 41 Sheep Shed – D-55

COUNCIL TAX BAND D **Business Rates** Sheep Shed RV
£1,350 (100% small business rate relief can apply)

Services

House: Mains water, mains electricity, private drainage. oiled fired heating. **Holiday Let** Mains water, Electricity, LPG Gas for heating, private drainage. The services have not been tested by the agents 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.

Particulars & Plan

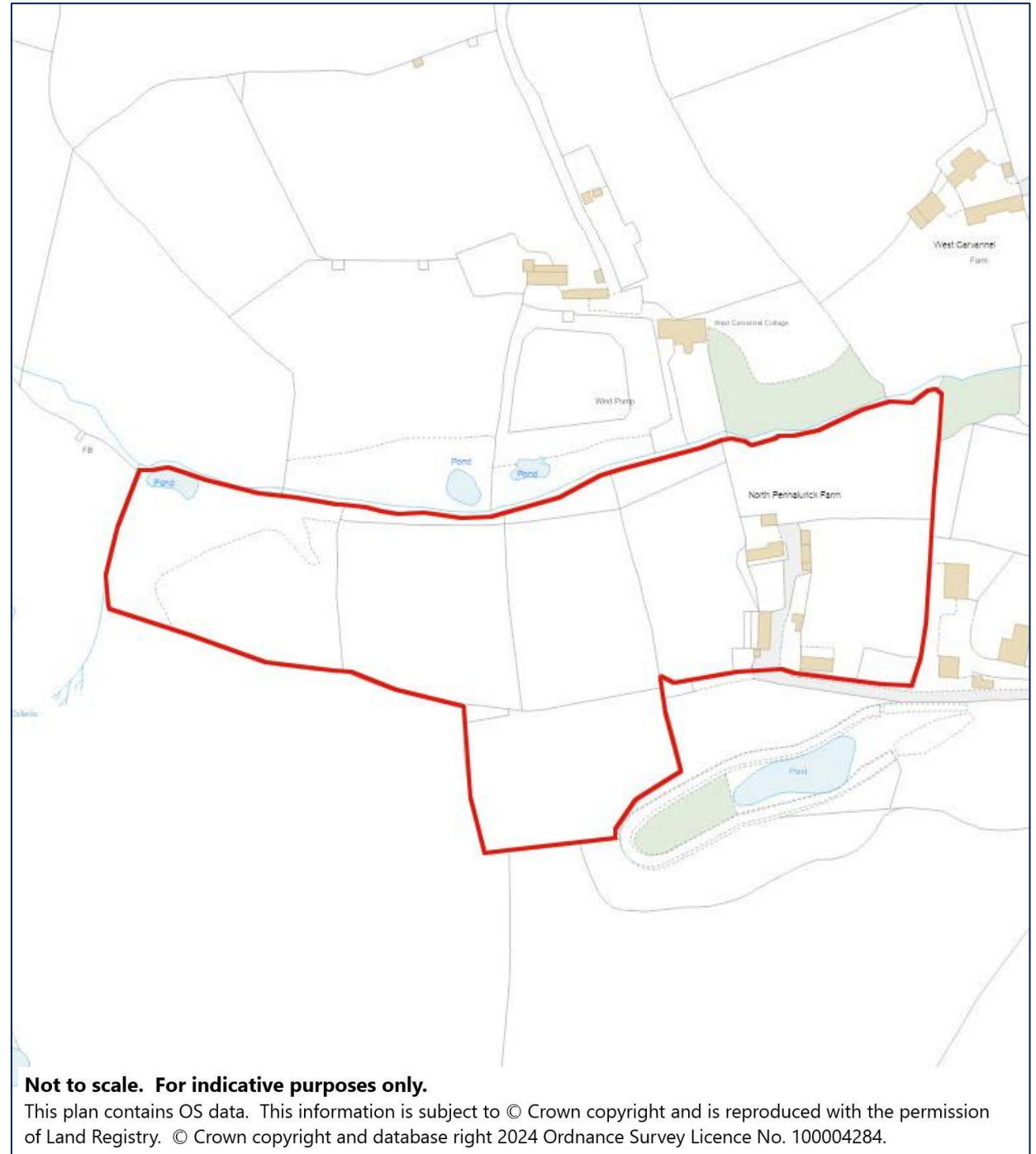
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722

Directions

From Redruth, follow the B3297 road towards Helston. Rising up Buller Hill then turn left signed Stithian and proceed along the lane without deviation for approximately 0.9 mile and the entrance lane will be found on your right at the grass triangle. Proceed along the track to the end. **what3words///marathons.policy.confined**





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