



Latchmere Farm,
Stithians, Truro

LODGE & THOMAS
ESTABLISHED 1892

Latchmere Farm,
Stithians, Truro, TR3 7BY

Guide Price - £350,000 Freehold

- Character Farmhouse
- For Renovation & Improvement
- Three Bedrooms
- Assumed Extant Planning for Large Extension
- Outbuilding
- Large Gardens of Almost Half an Acre
- Likely suitable for cash buyers only

Detached period farmhouse for improvement set in gardens of almost half an acre together with an outbuilding in a quiet setting on the edge of the village. Assumed extant planning for extension. Offered for sale with no onward chain.



The Property

Latchmere Farm comprises a detached period farmhouse set in almost half an acre of gardens and grounds on the outskirts of Stithians village. The house is in need of a scheme of renovation and improvement but offers potential to create a wonderful family home.

Currently the accommodation comprises entrance porch (in a very poor state of repair and in need of replacement), kitchen, utility room, bathroom, hall and two reception rooms to the ground floor with three bedrooms to the first floor.

Planning permission for a large two storey extension was granted in 2013 (PA13/03067) and is presumed to be extant since footings have been in place for some years.

The grounds extend to 0.42 acres or thereabouts and will require landscaping but offer numerous areas for sitting out, lawned areas, vegetable patches and parking and also within the grounds is a stone-built single storey barn. This is ideally suited to offering useful outdoor storage space but also has potential for other uses such as a home office, studio or even for an annexe (all subject to planning consent).

An old private drainage system – not thought to be fit for purpose – is situated within land being retained by the vendors and it will therefore be a requirement that the purchaser install a new, private drainage system for Latchmere Farm. Given the requirement for a purchaser to install a new drainage system and the condition of the property, it is assumed Latchmere Farm will not be suitable for lending purposes and is therefore available to cash buyers only.

At present the property is accessed via a private driveway but the vendors plan to create a new, wider shared entrance driveway slightly northwards, which will split into two and Latchmere Farm will enjoy its own private driveway.



EPC F Council Tax Band D

Services: Mains electricity and water connected (mains water connection situated within land being retained by the vendors). A new private drainage system will need to be installed and connected by the purchaser. Oil fired central heating. 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.

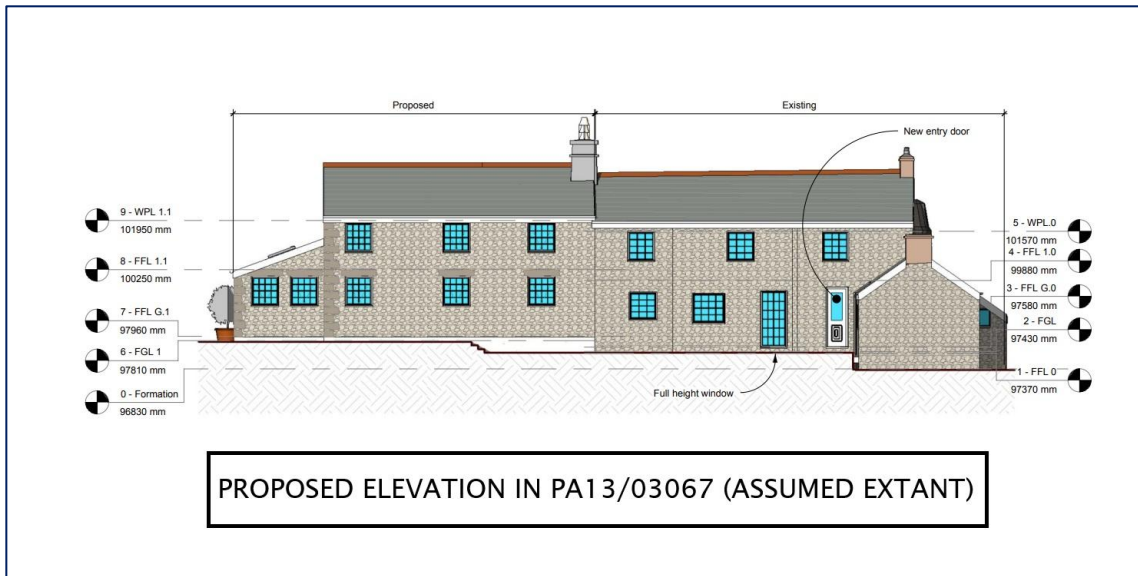
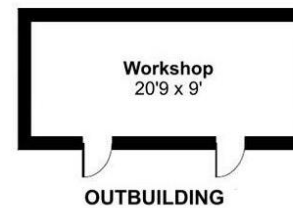
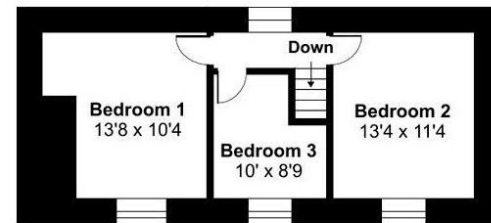
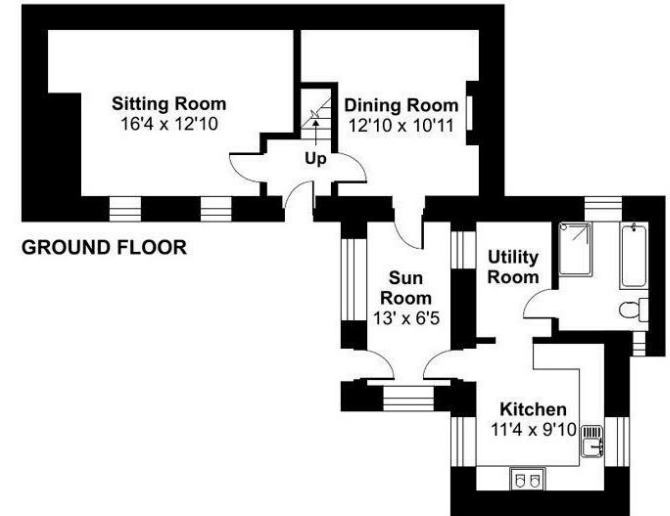
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

NB: Next door to Latchmere Farm is a redundant single storey barn and the vendors are retaining the barn and land with the intention of converting this into a single storey property for their own occupation.

Approximate Area = 1233 sq ft / 114.5 sq m

For identification only - Not to scale



Location

Latchmere Farm is situated on the southern edge of Stithians village, part way between the village and the A394 Falmouth/Helston road, making it very accessible. 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 offers a comprehensive range of every day amenities including schooling, convenience stores, public houses and doctors surgeries whilst Redruth (only 7 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 Truro proceed in a south westerly direction along the A39 and at Treluswell roundabout proceed along the A394 towards Helston. At Herniss, turn right at the car garage signposted Stithians Reservoir and proceed along this road for approximately half a mile before turning right again signposted Stithians. Follow this minor road for a little over half a mile and the entrance to Latchmere Farm will be found on the left hand side, identified by a Lodge & Thomas for sale board.

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Not to scale. For indicative purposes only.

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