



Sethnoe Farm Bungalow,  
Breage, Helston

LODGE & THOMAS  
ESTABLISHED 1892

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Sethnoe Farm Bungalow, Sethnoe Farm,  
Breage, Helston, TR13 9PN

**For Sale by Public Online Auction**  
**Closing Date: Friday 10<sup>th</sup> July 2026 at 4pm**

**Guide Price - £100,000    Freehold**

- Detached bungalow for improvement/redevelopment
- Potential for additional dwelling on the site (stc)
- Approx. third of an acre site

*A detached bungalow set on the edge of the village in a level site approaching a third of an acre. In a poor state of repair and requiring total renovation, redevelopment or demolition and replacement with one or two dwellings (subject to consent). Sold with no onward chain.*



## The Property

Sethnoe Farm Bungalow is a detached bungalow situated on the edge of Sethnoe Farm, on the outskirts of Breage village. Built in 1990 as the farm worker's dwelling – and yet interestingly the property is not subject to an Agricultural Occupancy Condition - it has been unoccupied for over a decade and is now in a very poor state of repair, requiring total renovation or redevelopment. The property occupies a large, level site approaching a third of an acre and there is scope for two dwellings on the site (subject to planning consent).

The accommodation is spacious and currently offers; entrance vestibule and hall, dual aspect sitting room with open fire, kitchen, bathroom, two w.c.'s, utility/rear lobby, two double bedrooms and an attached garage.

The gardens sit largely at the front and side with driveway parking for several vehicles. The gardens are now a little overgrown but comprise various areas of lawn and a paved pathway runs around the perimeter of the bungalow. There are thought to be two ponds within the grounds, though these are currently covered by vegetation.



**Services**

Independent mains water supply recently connected. Mains electricity. No drainage system at present – a private drainage system will need to be installed by the purchaser at their cost post-purchase. Oil fired central heating (not thought to be in working order). 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.

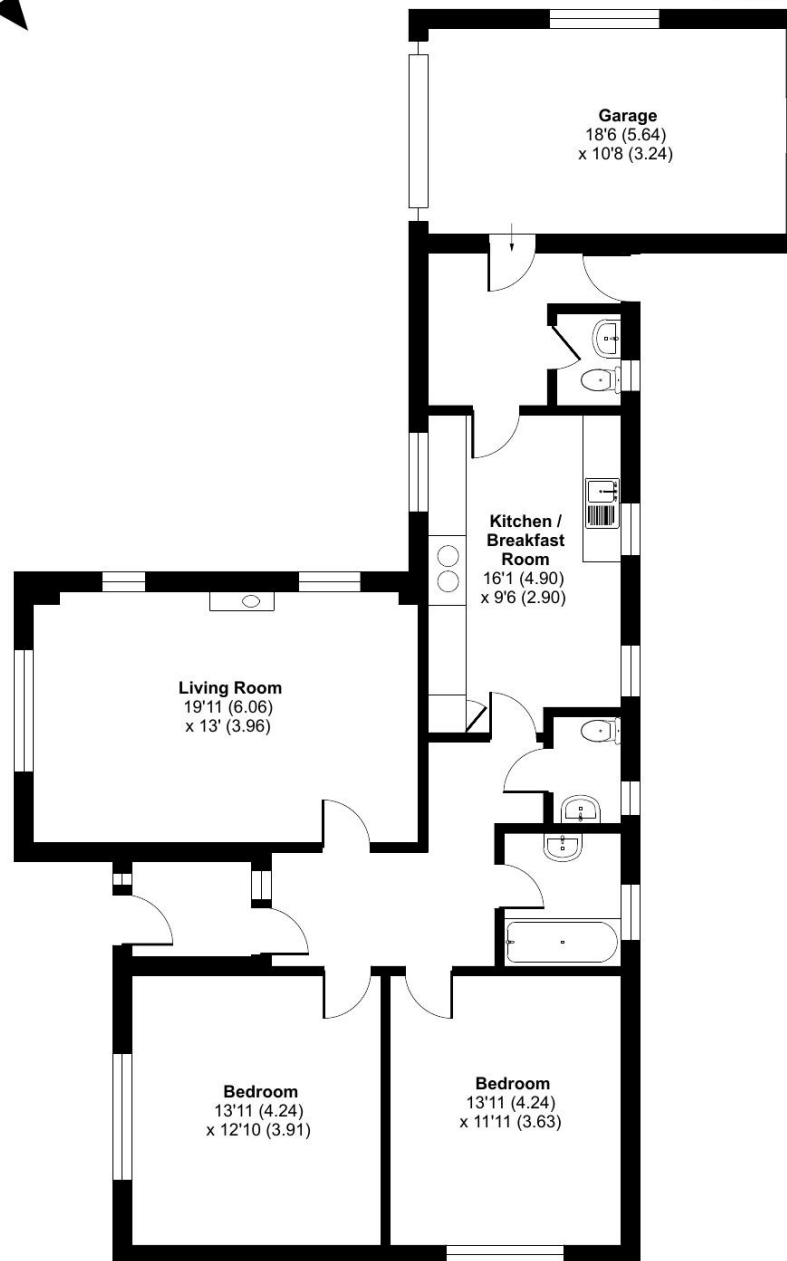
**Particulars & Plan**

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.



Approximate Area = 1093 sq ft / 101.5 sq m  
Garage = 197 sq ft / 18.3 sq m  
Total = 1290 sq ft / 119.8 sq m

For identification only - Not to scale



GROUND FLOOR

## **GENERAL CONDITIONS OF SALE**

Our online Auction partners are Bamboo Auctions – [www.bambooauctions.com](http://www.bambooauctions.com)

### **Special Condition of Sale**

The buyer will be required to reimburse the sellers the cost of the Auction Pack.

### **Method of Sale**

The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

### **Auction Legal Pack and Special Conditions of Sale**

This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

### **Completion Date**

Normally up to 28 days or sooner following exchange of contracts.

### **Buyer's and Administrative Fees**

It is free to register to bid. The Purchaser(s) will be required to pay £4,800 on 'the drop of the hammer'. This Buyer's fee is inclusive of VAT and is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs. The purchaser will be required to pay the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

### **Definition of Auction Guide and Reserve Price**

Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

**Anti-money Laundering Act 2007** Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

**Vendors Solicitors:** Penderlaw Solicitors, 11 High Cross, Truro, Cornwall TR1 2AJ. FAO: Demelza Dunstan.  
Tel: 01872 241408. Email: [dld@penderlaw.co.uk](mailto:dld@penderlaw.co.uk)

### Location

The property is situated on the edge of Breage which offers every day amenities including a public house, social club, convenience store with Post Office, primary school, parish Church and nearby is the highly regarded Trevenna Cross Nurseries garden centre together with a café. Helston (approximately 3 miles distant) offers a much wider range of facilities including a high street with national multiples and independent shops, eateries, supermarkets, primary and secondary schooling. Within 8 miles at Hayle is a mainline railway link to Truro and to London (Paddington).

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas and STRICTLY RESTRICTED TO:

Monday 22<sup>nd</sup> June 3-4pm, Saturday 27<sup>th</sup> June 10:30-11:30am, Wednesday 1<sup>st</sup> July 10-11am, Tuesday 7<sup>th</sup> July 3:30-4:30pm.

**Interested parties must have an appointment to view.**

Interested parties are advised that there is a huge amount of broken glass inside and outside the property. Anyone visiting the property enters at their own risk and is encouraged to wear appropriate footwear. As windows are boarded we would encourage viewers to bring torches for the purposes of viewing internally. There are thought to be two ponds within the grounds, though these are currently covered by vegetation and so viewers are asked to be cautious of these hidden ponds to avoid falling.

Tel: 01872 272722 email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions:

On entering Breage from the Helston direction turn right into Shute Hill passing the church on the left-hand side. At the T-junction turn right onto Sethnoe Way and after passing the last property on the left turn left into the farm lane. The drive to the property will be found after a short distance on the left hand side.

[what3words:///flashback.riches.squares](https://www.what3words.com/flashback.riches.squares)



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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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