



Coosewartha Farm,  
Skidders Bottom, Redruth

LODGE & THOMAS  
ESTABLISHED 1892

## Coosewartha Farm,

Skinners Bottom, Redruth, Cornwall TR16 5DX

**Guide Price - £1,550,000    Freehold**

- A ring fenced 47 acre farm
- Detached three bedroom farmhouse
- Extensive range of agricultural buildings with conversion potential, subject to planning
- Static caravan with Certificate of Lawful Use
- Rural position near north Cornish coast

*A ring fenced farm in a highly regarded position within easy reach of St Agnes, the north Cornish coast, Truro and the A30. A former dairy farm with extensive range of outbuildings offering potential for alternative uses, subject to planning, with a detached farmhouse, static caravan with a Certificate for Lawful Use and grounds extending in all to approximately 47.2 acres.*

### The Property

Accessed off a quiet country lane, via a private driveway, Coosewartha Farm comprises a detached period farmhouse within lawn gardens under a pitch slate roof with PVC double glazing and warmed by oil-fired central heating.

The property, requiring a program of refurbishment, is entered via an entrance hall with understairs storage cupboard, living room/diner with wood burning stove and an exposed period fireplace, kitchen/breakfast room with a range of wall and floor mounted units, stainless steel sink unit, a Rayburn oil-fired stove and a pantry/boiler cupboard. A utility/boot room and home office. Stairwell to first floor landing and doors off to the three bedrooms and a family bathroom.

Gardens lie to the front and side of the property and are laid to lawn.

A static caravan is sited below the house and benefits from a Certificate of Lawfulness for Existing use or Development. Planning Reference PA21/10781.



**Services**

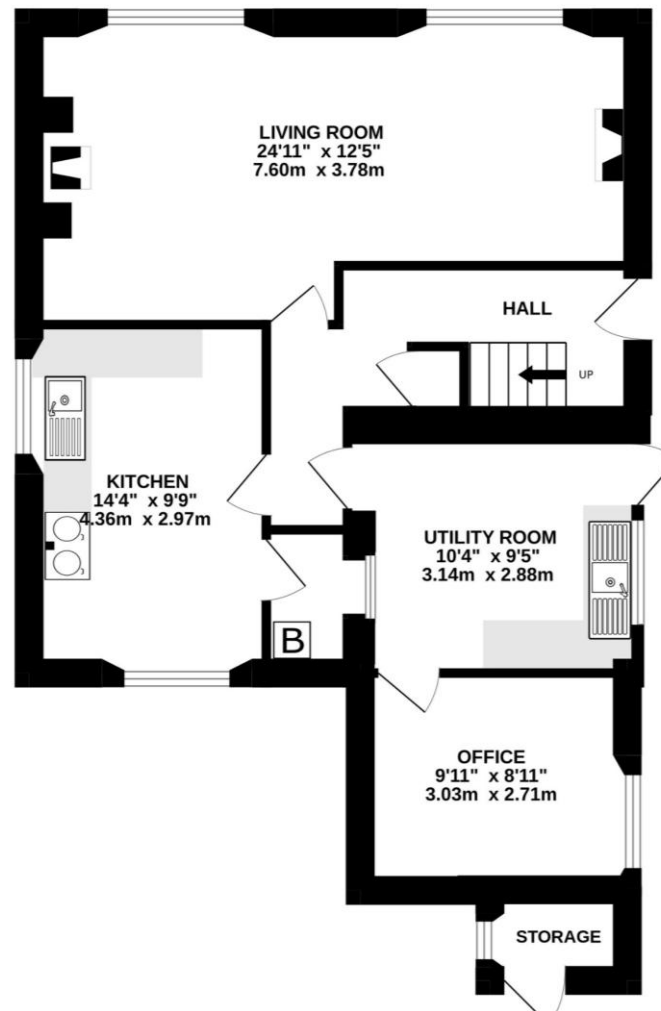
Mains electricity (including 3 phase), mains water, private water (borehole), private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

**Wayleaves, Easements & Rights of Way**

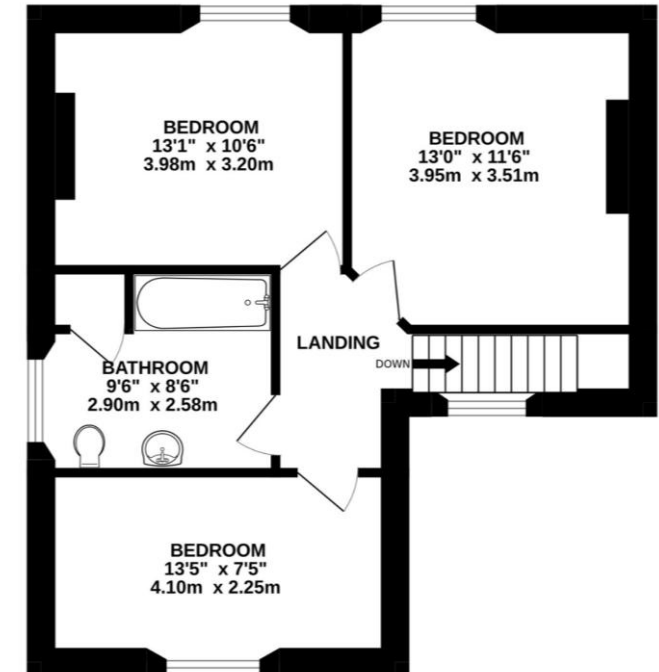
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public footpath crosses the land.

**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.



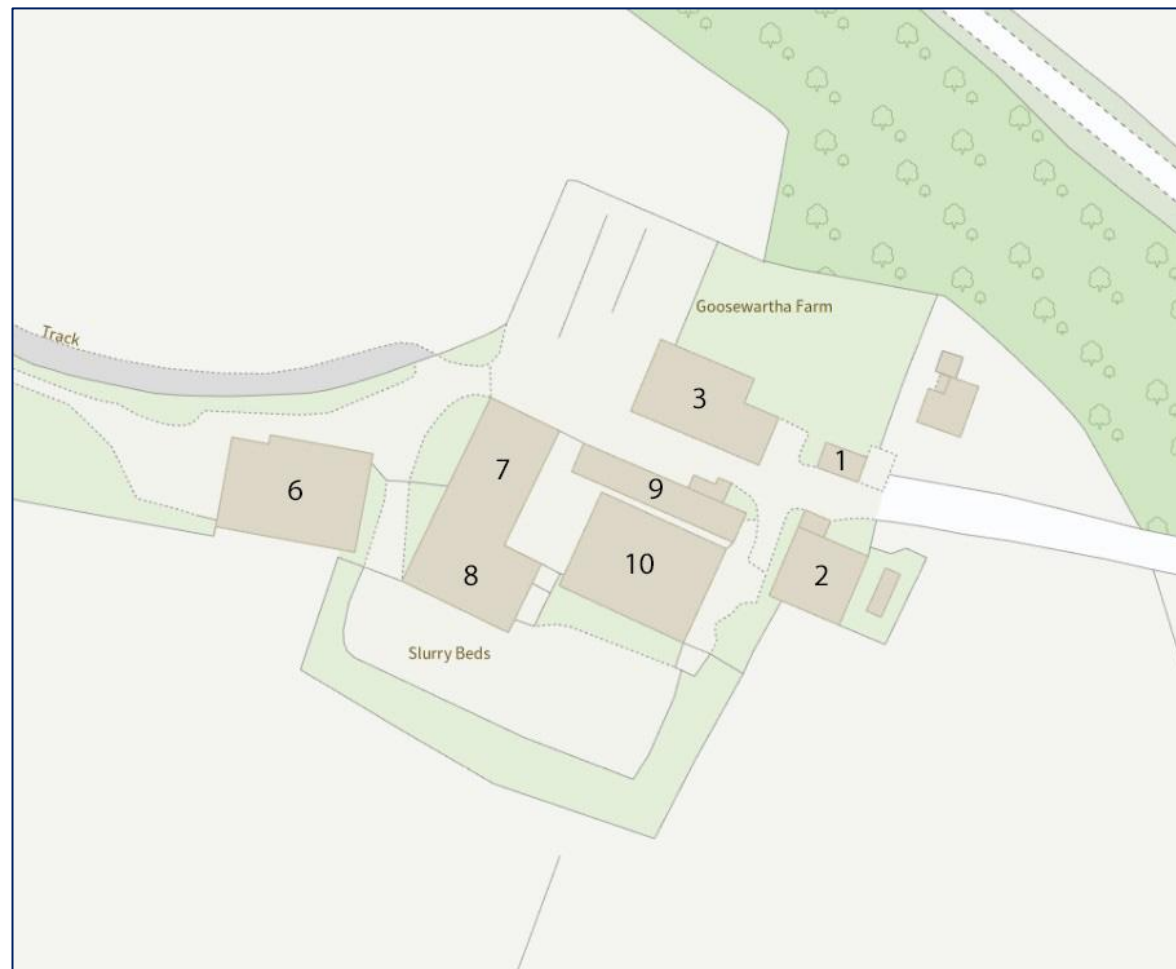
1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



## Outbuildings

The driveway, leads past the farmhouse to the farmyard proving access to a variety of agricultural buildings, a level yard area providing access to:

1. **Garage / Store**
2. **Agricultural Barn** with lean-to (13.3m x 5.8m),
3. **Livestock Shed** (17.2m x 13.35m) timber framed with concrete central feed passage, pitch roof, part space boarded elevations with open fronted lean-to to side (9.5m x 6.7m). Timber portal frame with a corrugated roof and sides.
4. **Silage Clamp** with concrete base divided into three clamps.
5. **Open fronted Livestock Shed** (25.6m x 15.2m) four bays, concrete floor and feed barrier.
6. **Cattle Shed** (23m x 17.9m) five bays, timber portal frames under a pitch roof, concrete base.
7. **Cubicle House** timber framed with up to 72 cubicles.
8. **Milking Parlour** (23.5m x 5.5m) Single storey traditional stone barn with an 8:16 herringbone parlour.
9. **Portal frame Agricultural Building** with lean-to to side, and central feed passage.
10. **Slurry Lagoon**



## The Land

The land lies within a ring fence and surrounds the farmhouse and buildings and extends in all to approximately 47 acres. Divided into five enclosures, laid to pasture with a small wooded area behind the house.

The land is level to gently sloping and bounded by traditional Cornish hedge banks and is accessed, in the main, off the yard or the farm drive and has a southerly aspect.

The land is classified as Grade III on the Land Classification Map for the area. One of the fields to the west of the modern livestock building is registered as a Scheduled Monument due to the historical round.





## Location

Goosewartha Farm lies to the south of the village of Mount Hawke in a rural elevated position enjoying far-reaching views to the hills above Redruth round to the west to the hills above St Ives Bay. The village provides a Post Office, country store, flower shop, day nursery and a well-regarded primary school, whilst the larger coastal village of St Agnes (3 miles) offers a wide range of services and facilities for every day requirements along with access to surfing beaches. Truro, the administrative centre for the County lies approximately 9 miles to the south-east and offers an extensive range of retail and professional services, private education establishments and a wide range of healthcare facilities including Treliske hospital which lies approx. 5 miles distant. The A30, the main arterial road for the County lies within 3 miles providing easy access to travel west to Hayle, Penzance and the West Cornwall Peninsula and east to Newquay, Bodmin, Launceston, Devon and the national motorway network. A mainline railway station, linking to London Paddington and the North of England at Redruth and Truro and Newquay international Airport lies within 20 miles. For the equestrian and outdoor enthusiasts, there are numerous country lanes and bridle paths for riding, numerous walks along the scenic north coast and the surfing beaches of Trevaunace Cove, Chapel Porth, Porthtowan, all lie within 4 miles.

## Viewing

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

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

## Directions

Exit the A30 at Chiverton Cross and follow the signs for St Agnes at the roundabout by the Rowes Bakery, take the St Agnes exit and follow the road taking the first left and then turn right to Mount Hawke. Follow this road without deviation for approx. 1.35 miles turn left at the crossroads. Follow road for about 0.25 of a mile and the driveway will be found on the right hand side as marked by a Lodge & Thomas for sale board.

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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