

An aerial photograph of a large, multi-story stone farmhouse with a grey slate roof and a modern glass extension. The property is surrounded by lush green fields, some with hay bales, and a large, mature tree with white blossoms. A white, single-story extension with a grey roof and a small porch is in the foreground. The property is enclosed by a wooden fence and has a gravel driveway and a paved patio area with outdoor furniture.

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PRESTIGE

Cold Harbour Farm, Silverwell

Guide Price £1,750,000

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About 'Cold Harbour Farm'

Cold Harbour Farm, Silverwell, TR4 8JE
Guide price £1,750,000

This is a rare lifestyle opportunity to acquire a complex of very well-presented and maintained properties. The property would suit multi-generational living or anyone looking for an equestrian home, or property that can provide a good income. The current owners have run this delightful property as a holiday and wellness retreat.

This beautifully presented set of properties is located within fields and woodland totalling in the region of 15 acres; a diverse landscape of nature walks of mixed woodland, stream frontage and expansive fields with views towards St Agnes Beacon, with a wonderful array of wildlife. Silverwell is located between Truro and St Agnes, and within easy distance of the coast and A30 trunk road.

With a total of around 7000 square feet of accommodation (585 sqm), comprising the main five-bedroomed farmhouse (2780 sqft), a four-bedroomed cottage (1238 sqft), three-bedroomed barn (778 sqft), studio (306 sqft) and yoga studio with associated accommodation (1188 sqft).

Main Farmhouse: With highlights including a beautiful sun room with woodburner, a large dining room, bespoke kitchen with granite work surfaces, second sun room, and useful laundry room and cloakroom. There are five first floor bedrooms, two with en-suite facilities. Outside is a private garden.

The Cottage (Sleeps 7): A well-presented attractive and period cottage which includes a lovely living room with feature fireplace with woodburner, dining room, well-fitted kitchen and practical utility room. The first floor offers two double bedrooms, single bedroom and a shower room. Outside the cottage has its own private garden.

The Barn (Sleeps 6): Offering reverse level accommodation, the ground floor offers two bedrooms, a fine bathroom and laundry room, whilst on the first floor is an open-plan kitchen/living room and a third bedroom.

The Studio (Sleeps 2): This is a fine single storey unit (restricted to holiday use) with open-plan kitchen/living/sleeping and a separate shower room. Outside is a decked seating area over the garden.



"Cold Harbour Farm is a rare and soulful offering - an authentically restored farmstead and multi-dwelling sanctuary, lovingly reimagined as a place of rest, healing, and reconnection. Set amidst fifteen acres of woodland, pasture, and a stream-lined valley between the north Cornish coast and Truro, it has been a haven for our family and for guests seeking peace through nature, creativity, and community. With multiple dwellings, a purpose-built studio, and modern infrastructure including ultrafast broadband, the property is beautifully suited to life for multi-generational living, as a wellness retreat, artist's residency, eco-living project, or therapeutic space -offering both inspiration and quietude in equal measure."

Vendor's statement



GENERAL PURPOSE STUDIO: This building adjoins the main house at the rear and offers a large hall/studio, reception room, kitchen, bathroom and office. It is considered that this building lends itself to a variety of possible uses and could also provide a further residential unit of accommodation – subject to all necessary consents and approvals. Indeed, the current vendors have used this as a yoga studio and the office as a complementary health clinic.

THE LAND: Lying adjacent to the various properties are pasture fields offering potential for rewilding, permaculture and nature retreats, which adjoin a fine run of attractive mixed valley woodland with stream frontage along the western boundary. The land and woodland offers a fine natural haven for wildlife and good environmental and conservational appeal. Part of the land overlooks the stunning Hayman Nature Reserve – an all year round bird sanctuary. Within the land are the rings to a commercial polytunnel which is currently uncovered. A replacement cover and end doors are on site and will be included in the sale.

THE BUSINESS: Cold Harbour Farm offers a property with a great deal of versatility to suit a wide variety of purchasers - both residential and/or commercially minded. In recent times, the vendors have run a successful holiday letting business and retreat with returning visitors and new guests via sykescottages.co.uk. Accounts can be made available to interested and proceedable parties after viewing.

TENURE AND POSSESSION: Freehold with vacant possession. Completion end October 2025 - subject to monthly rolling extensions. Please liaise with the agents.

OUTGOINGS: The main farmhouse and barn are Council Tax band G. The Cottage and Studio are currently business rated current rateable value is £6,400.

RIGHTS OF WAY: On the Cornwall Council interactive map, there are is a bridleway which crosses part of the property.

SERVICES: Mains water and electricity connected with private drainage systems. Superfast broadband connected to the main farmhouse and subsequently networked to the other properties. LPG central heating to the main farmhouse, cottage and barn, Thermal solar panels (no feed-in tariff) boosting domestic hot water and central heating to the main farmhouse.





INFORMATION

We advise all parties to confirm title documents, build warranties and any covenants which may or may not apply, immediately after agreeing a purchase. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor

Consumer Protection from Unfair Trading Regulations 2008.

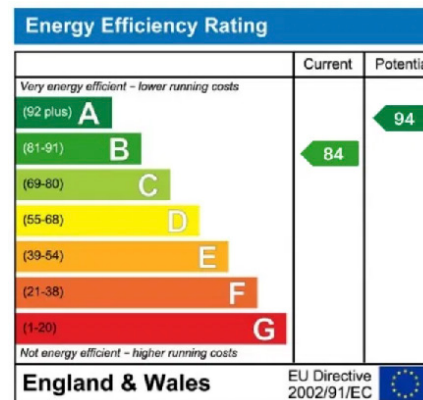
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title plan. Items shown in photographs are NOT included. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

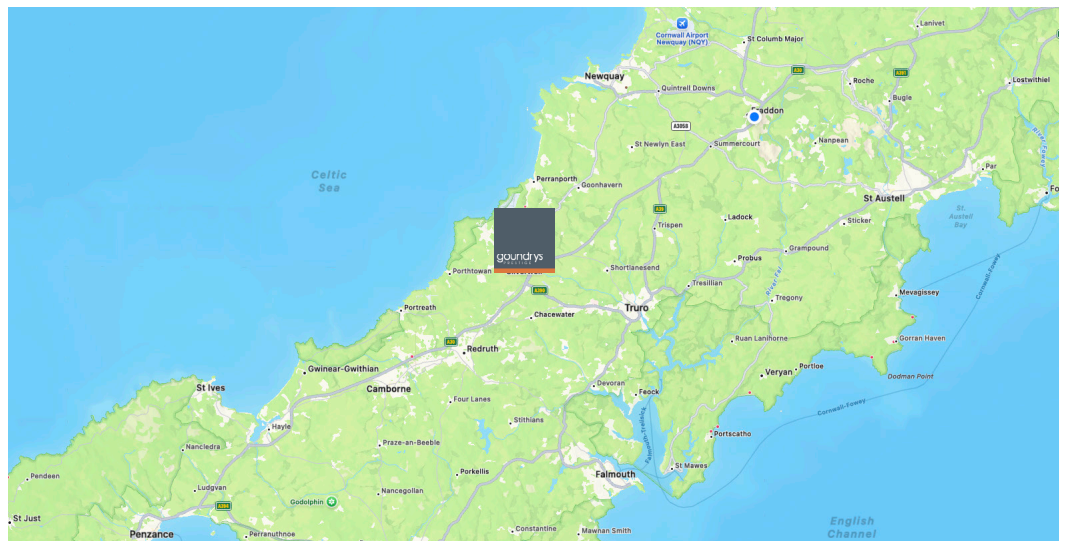
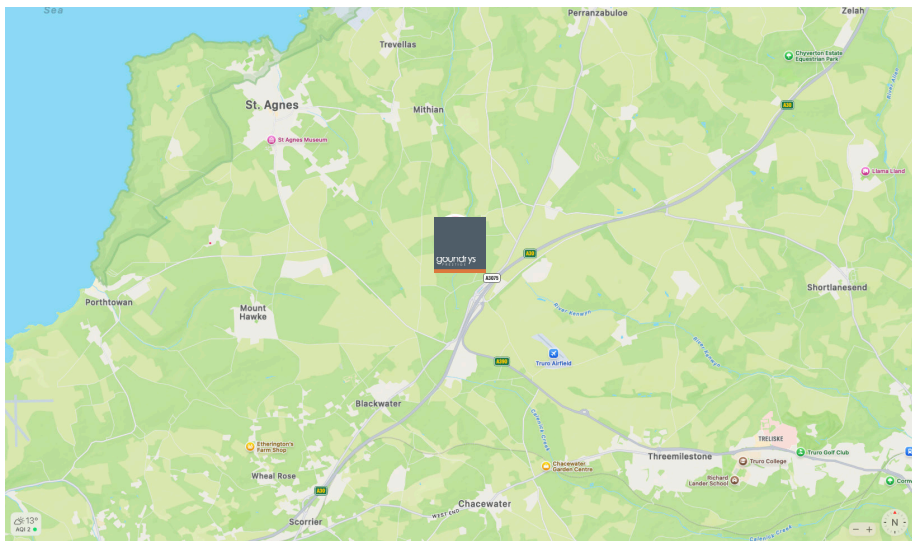
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

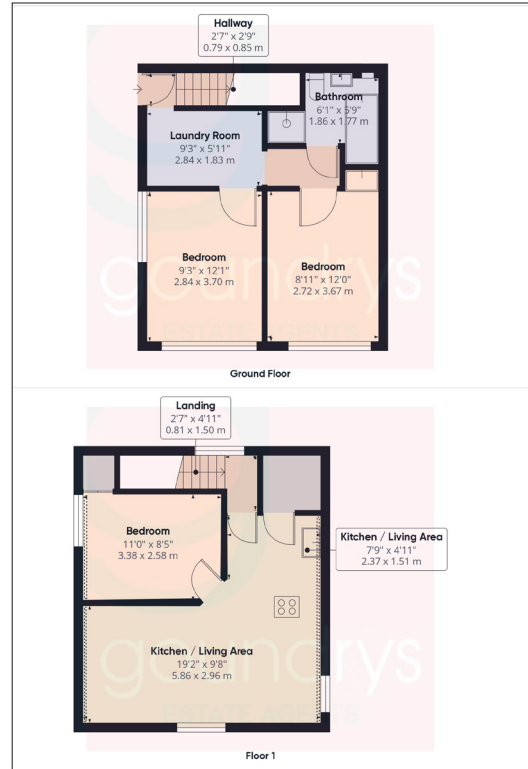




FLOOR PLANS



MAIN HOUSE



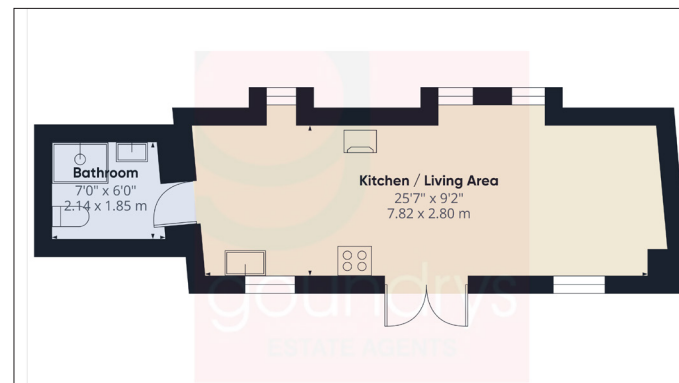
THE BARN



THE COTTAGE



YOGA HALL & FLAT



THE STUDIO

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