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Cullians Farm

Penwartha Coombe,
Perranporth TR6 0AY



Cullians Farm

Charming period farmhouse with adjacent detached holiday cottage and additional outbuildings, set within approximately five acres of gardens and grounds in the beautiful rural hamlet of Penwartha Coombe, near Perranporth.



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Penwartha Coombe, Perranporth
TR6 0AY



Three bedroomed period farmhouse with adjacent one bedroomed holiday cottage.



Approximately five acres of southerly-facing gardens and grounds, including four enclosed meadows and large stream-fed pond.



Additional agricultural outbuildings with equestrian facility and further development potential, subject to appropriate permissions.



Idyllic rural hamlet setting, close to the seaside resort of Perranporth on the North Cornish Coast.





Overview

A traditional mid-nineteenth century farmhouse/ smallholding with adjacent detached holiday cottage and additional agricultural outbuildings with ongoing development potential (subject to appropriate permissions). Set within approximately five acres of enclosed gardens and grounds in the beautiful rural hamlet of Penwartha Coombe near Perranporth on the north coast of Cornwall.

Cullians Farmhouse

A double-fronted three bedroomed period farmhouse of traditional stone construction. Principal living accommodation comprises on the ground floor:- entrance porch, modern kitchen, snug/breakfast room, sitting room with log burner and dining room with open fireplace. Upstairs there are two doubles and a single bedroom and a family bathroom. All front-facing rooms benefit from superb far-reaching views over the Penwartha valley and surrounding countryside.

Cullians Cottage

A comfortable and well-appointed reverse-level holiday cottage, converted from a former agricultural barn. Living accommodation comprises a ground floor double bedroom and family bathroom and an open plan first floor kitchen/ diner/living space. Details of indicative lettings figures can be made available upon request.

Gardens, Meadows & Outbuildings

The farm occupies a prominent, elevated position on a southerly-facing hillside and is approached via a single track access lane. The majority of the land is divided into four enclosed meadows, sitting towards the front and rear of the farm complex. Additional gated access from Penwartha Road can be found towards the property's southern perimeter, along with an additional block-built single garage/store. The remaining outbuildings all sit to the west of the farmhouse and cottage and briefly comprise:- a two-storey block-built STABLE BLOCK/BARN (4.47m x 3.28m); a single storey stone FORMER MILKING PARLOUR (10.52m x 3.4m) with pitch corrugated roof; a block-built COW SHED (6.82m x 3.35m, plus timber-constructed extension), and a block built SINGLE GARAGE/ WORKSHOP (4.02m x 3.35m). To the eastern side of the



farmhouse there is a well-established cottage garden enclosed by stone walls, with mature flowerbeds, a lawn and greenhouse. Stone steps lead to a vegetable patch and small orchard. A large, stream-fed pond sits towards the south-eastern corner of the adjacent meadow.

Situation

Nestled within a verdant valley setting, less than two miles inland from the bustling coastal resort of Perranporth, on the north coast of Cornwall, Penwartha Coombe is an idyllic rural hamlet noted for its ranging footpaths and bridleways, babbling streams and beautiful unspoilt countryside. The small hamlet of Bolingey is a short walk away to the east with its well-regarded public house, Black Flag Brewery and access to the newly-established Saints Trail cycle route, linking Perranporth to the nearby village of Goonhavern.

Other Information

Tenure: Freehold; Services: Mains electricity and water. Oil-fired central heating in the farmhouse; night storage heating in the cottage. Private drainage (cess pit & septic tank); Council Tax Band: D; EPC: Farmhouse - tbc; Cottage - tbc.





VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

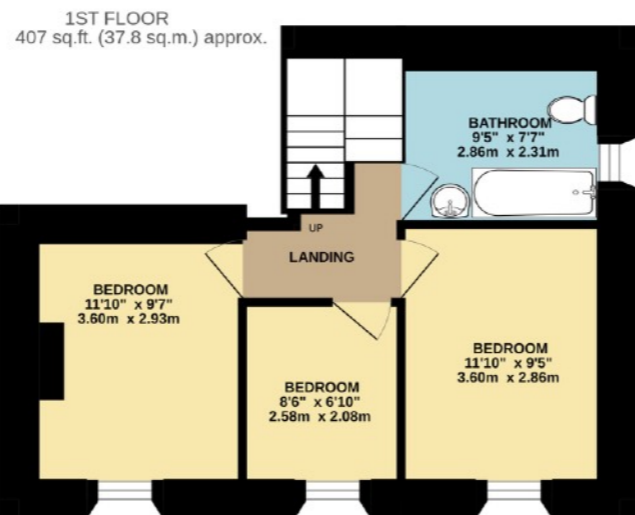
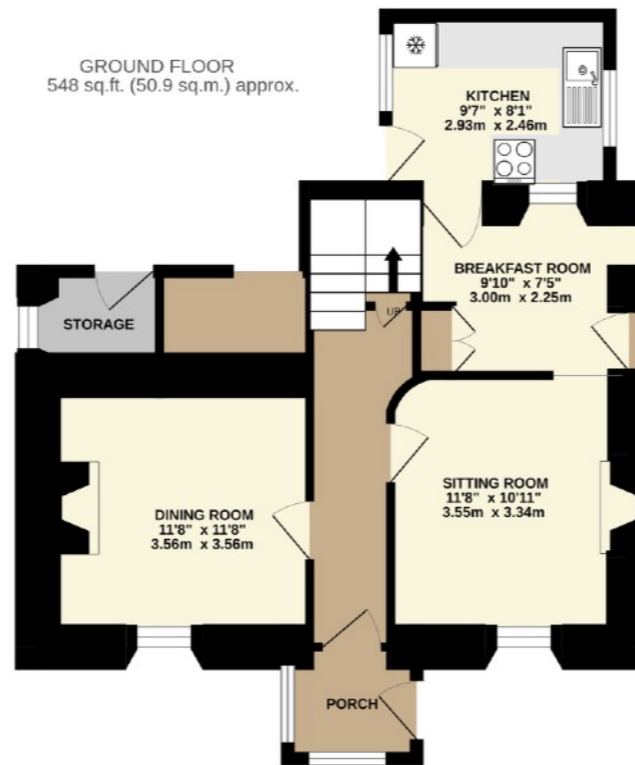
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Directors: Simon Dowling FRICS FNAEA and Tom Dowling



TOTAL FLOOR AREA: 955 sq.ft. (88.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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