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COASTAL & COUNTRY

Little Lambriggan Farm

Penhallow,
Perranzabuloe, Truro,
Cornwall TR4 9NG





Little Lambriggan Farm

An exceptional lifestyle opportunity incorporating the facility for three separate residential dwellings, set amidst approximately 9.25 acres of pastoral land, within easy reach of the beautiful north Cornish coast.



Little Lambriggan Farm

Penhallow, Perranzabuloe, Truro
TR4 9NG



Substantial rural smallholding of approximately 9.25 acres, three miles inland from the north Cornish coast.



Original three bedroomed 19th century farmhouse with adjacent four bedroomed holiday cottage.



Impressive, partially-completed, four/ five bedroomed architect-designed barn conversion.



Superb rural location within easy reach of Truro, north coast beaches and the newly-expanded main A30 trunk road.







Overview

Sitting less than three miles inland from the popular coastal villages of Perranporth and St Agnes on the north coast of Cornwall, Little Lambriggan Farm is a substantial rural smallholding of approximately 9.25 acres. Offering facility for at least three separate residential dwellings, the farm suggests superb potential for multi-generational or dual-family living as well as a wide range of commercial and self-sustainable “off-grid” uses, subject to appropriate permissions. Accessed via a gated driveway the complex of dwellings guarantees a high level of privacy and seclusion and is surrounded by gently sloping pastoral grazing land, bordered by traditional Cornish hedges and a babbling stream at its north-western perimeter. With original sections dating to the mid-nineteenth century, the attractive main farmhouse building has been extended and divided to create two comfortable dwellings of three and four bedrooms respectively, though could be easily modified to make a substantial single residence. At the rear of the farmhouse is a newly-constructed four/five bedroomed detached barn conversion, incorporating the farmstead’s handsome stone-built former grain store. Offered to the market at “first-fix” stage and requiring completion, the impressive outer superstructure is largely completed and easy to envisage as forming the basis of a quite exceptional contemporary residence (see attached visualisations).*

Principal living accommodation is arranged as follows:-

The Farmhouse

Comfortable three-bedroomed farmhouse offering well-proportioned living accommodation including a cosy sitting room with log burner, kitchen, separate dining room, ground floor bedroom with adjacent family bathroom and additional WC and two further first floor bedrooms. In addition to the primary accommodation there is a fabulous garden/recreation



room, spanning the width of the property at its gable end, with bespoke fitted bar area and panoramic views over the fields and surrounding countryside. Outside there are charming southerly-facing cottage gardens with raised flowerbeds, patio seating area and vegetable patch. There is an active covered well adjacent to the entrance porch.

The Cottage

Immaculately-presented four bedroom cottage, currently utilised as a successful holiday let through Airbnb. The subject of a full renovation by the current owners in 2018, the property offers beautifully light and spacious family living accommodation including, on the ground floor, two good-sized reception rooms, well-appointed kitchen, family bathroom and double

bedroom. Upstairs there is a shower room/WC and three further double bedrooms.

The Barn

Sitting towards the rear of the farmhouse is a two-storey former grain store. With works commencing in late 2022 under planning application PA21/04906, the handsome stone building has been comprehensively renovated and extended to a high-standard to form the superstructure of a hugely impressive four/five bedroomed contemporary residence. At the centrepiece of the property is the breathtaking primary living space with vaulted ceiling, bi-folding doors and picture window with far-reaching views over the fields towards St Agnes beacon.



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Computer generated image

Land and Outbuildings

From the A3075 a tarmacked private driveway leads to a large central parking area with ample space for multiple vehicles. To the right of the parking area there is a detached block-built single **Garage/Workshop** 5.31m x 2.82. A farm track continues beyond the parking area providing access to the upper field enclosure and The Barn's proposed separate parking area where there is an additional **Corrugated Barn** 7.92m x 18.29m. The land is divided into two good-sized enclosures with the majority falling to the north-western side of the main farm complex. A small stream runs at one perimeter where the current owners have erected a timber shed to create an attractive amenity

area. A polytunnel and static caravan are also currently in situ.

Situation

The farm sits within the rural hamlet of Penhallow, on the outer edges of the civil parish of Perranzabuloe. The cathedral city of Truro lies approximately 5 miles to the south and there is easy access to the newly expanded main A30 dual carriageway approximately half a mile to the south-west. The coastal villages of St Agnes and Perranporth are less than three miles to the north offering a good range of shops, pubs and other amenities.

*Agents' Note

For further information about the works carried out to date on the barn development and associated documentation detailing compliance with building/planning regulations and other relevant information please contact our Perranporth office.

Other Information

Tenure: Freehold

Title: The farm is currently divided between two separate title deeds, copies of which may be obtained through our Perranporth office.

Construction: The Farmhouse - combination cob, stone and cavity block; The Barn - traditional stone and timber frame.

Services: The Farmhouse: Mains electricity and water. Night-storage heating. Private drainage (septic tank); The Cottage: Mains electricity and water. Gas-fired central heating. Private drainage (septic tank); The Barn: Mains electricity and water. Provision for installation of air-source heating system. Private drainage (sewage treatment plant). Broadband: Standard - 15mbps to 1000 mbps download speeds (Source: OFCOM).

Council Tax Band - C

EPC's: The Farmhouse - E 51/82; The Cottage - F 33/59; The Barn - n/a.



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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.

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These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Directors: Simon Dowling FRICS FNAEA and Tom Dowling

GROUND FLOOR
1693 sq.ft. (157.3 sq.m.) approx.



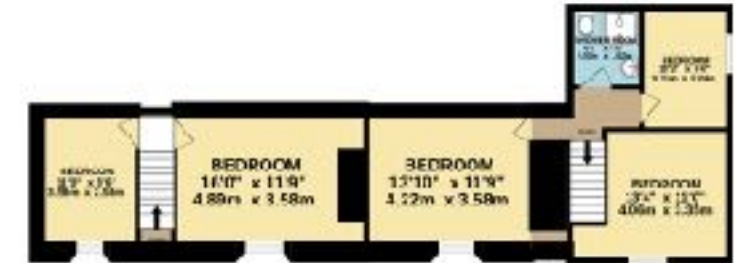
The Farmhouse

GROUND FLOOR
1693 sq.ft. (157.3 sq.m.) approx.



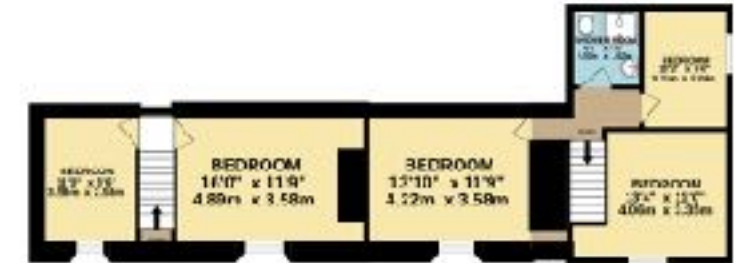
The Cottage

1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



The Farmhouse

1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



The Cottage

TOTAL FLOOR AREA 2465 sq.ft. (229.0 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 or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended as a guarantee as to their operability or efficiency and no liability can be taken.
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GROUND FLOOR
1452 sq.ft. (134.9 sq.m.) approx.



The Barn

1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA 2097 sq.ft. (194.0 sq.m.) approx.

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