

Rosewin Farm, Sithney Green, Helston TR13 0RT

Guide price £950,000 (For sale as a whole or up to 4 lots)

Welcome to Rosewin Farm

Overview

- 2 Bedroom house
- Two traditional barns suitable for conversion (STP)
- Modern portal agricultural barn suitable for conversion (STP)
- 16 acres of productive grass meadows

Rosewin Farm comes to the market for the first time in many years. This is an opportunity to acquire a complete small holding with opportunities for redevelopment set in a tranquil valley close to the market town of Helston.

The property is accessed direct from the public highway.

There are a range of barns and a modern agricultural barn which may have development potential subject to obtaining the relevant planning consent.

The property is marketed for sale as a whole or in up to 4 lots.



Location

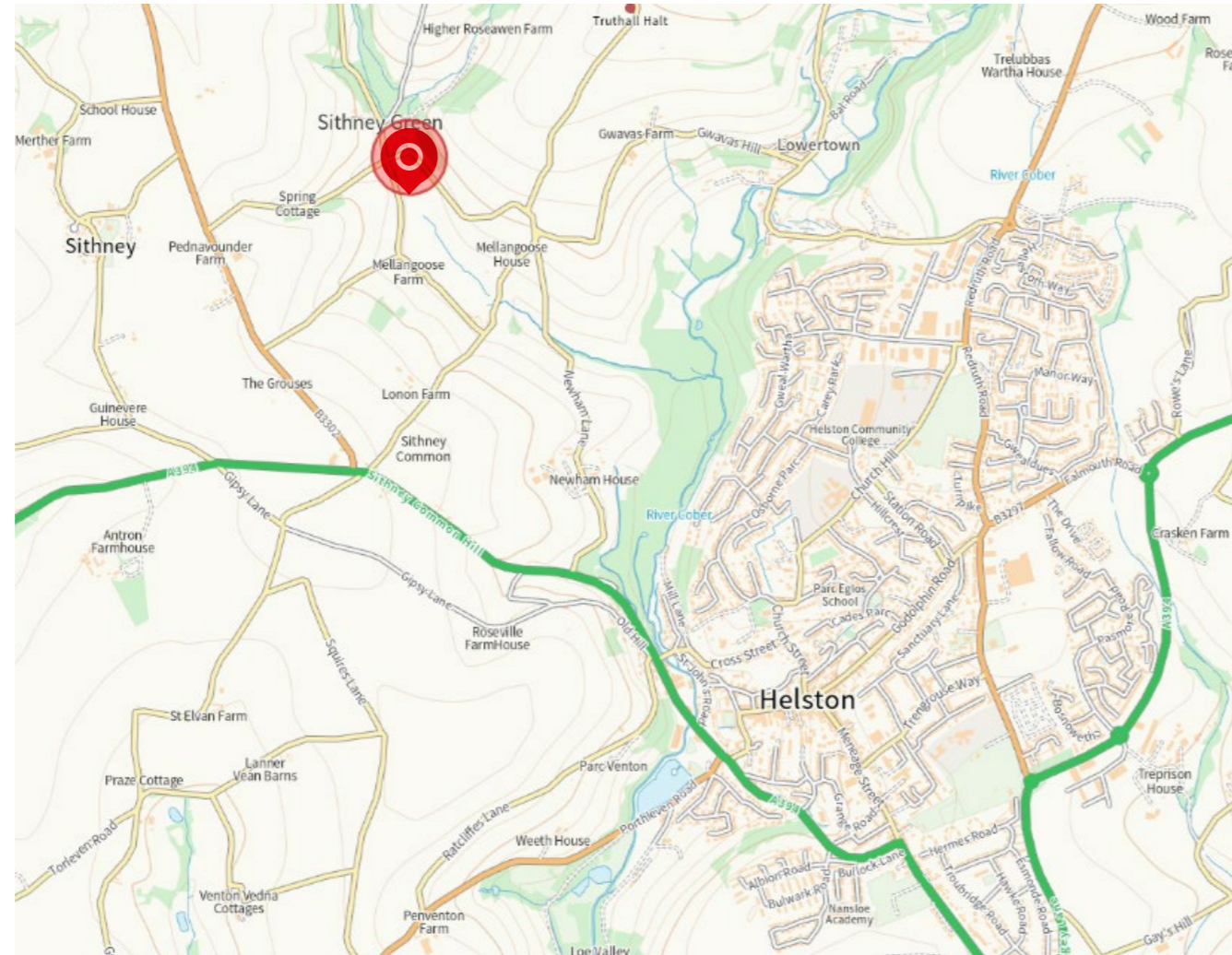
Rosewin is located in the hamlet of Sithney Green. It is within easy reach of coastal walks and is ideally suited for accessing both Falmouth and Helston. A number of primary schools can also be found nearby.

The historic market town of Helston is approximately 2 miles from the property with a range of amenities and services including doctor's surgery, leisure centre and cinema.

The coastal village of Porthleven, famous for its picturesque harbour and golden sandy beach is approximately 3.5 miles from the property.

The Helford, which is probably one of the most scenic rivers in Cornwall with its steep valley and oak woodlands is only 12.5 miles away.

The location is central and convenient with easy access to other Cornish towns such as Falmouth being 14 miles away, as well as Truro, the Cathedral City, approximately 19 miles away.



Rosewin House

The Property

A two-storey cottage with a single storey extension added in 2000.

Internal accommodation comprising: kitchen, utility/office, downstairs WC, two downstairs rooms with stairs leading to first floor and two bedrooms with bathroom located in the centre of the property.

The end gable walls failed a concrete screening test in 2003. The walls have not been retested. This property would not be suitable for supported secured lending. The purchase of this property is suited to cash buyers only.

There is also water ingress through the gable walls which is evident in the bedrooms.

Externally there is a paved patio area to the front of the property with a mown lawn and mature shrubs to the side. There is a lean-to car garage to the Northern gable. To the rear is a detached two car garage with electric roller doors on both ends.



Outbuildings

The Farmyard

A charming array of traditional and small barns around the farmyard. The main two storey barn and linked single storey barn were granted planning consent for redevelopment on 22nd August 2013 - PA13/06147. However, this consent has now lapsed.

Modern Farm Building

A timber framed mono pitched structure build by Heyworths Farm buildings in 2011/12. The building has a concrete floor, metal sheeted doors and mains electricity.

The owners have not pursued a Class Q consent on this building but it is considered that this could be achievable. Buyers will have to satisfy themselves as to any future planning consents.



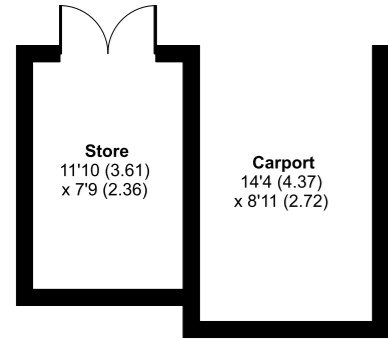
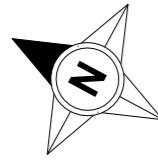
The Land

The land extends to approximately 16.05 acres of various permanent pasture fields enclosed by Cornish hedges with mature boundary trees and divided by a stream in the middle.

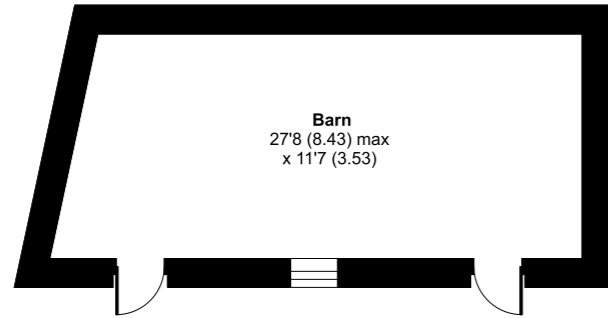
There are various access points to the land from the adjacent highways.



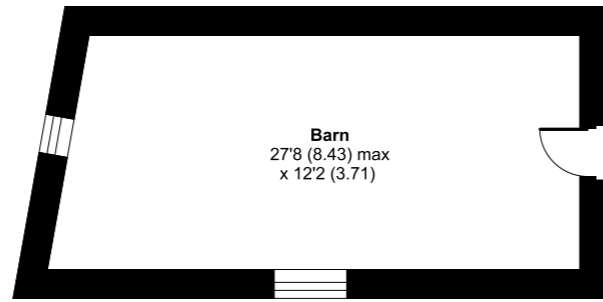
Approximate Area = 1155 sq ft / 107.3 sq m (excludes carport)
 Garages = 454 sq ft / 42.1 sq m
 Outbuildings = 1112 sq ft / 103.3 sq m
 Total = 2721 sq ft / 252.7 sq m
 For identification only - Not to scale



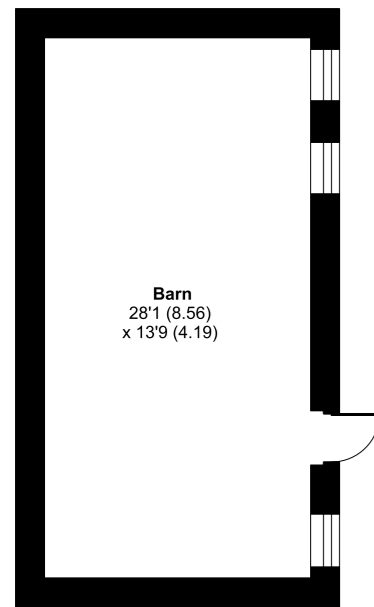
CARPORT / OUTBUILDING 4



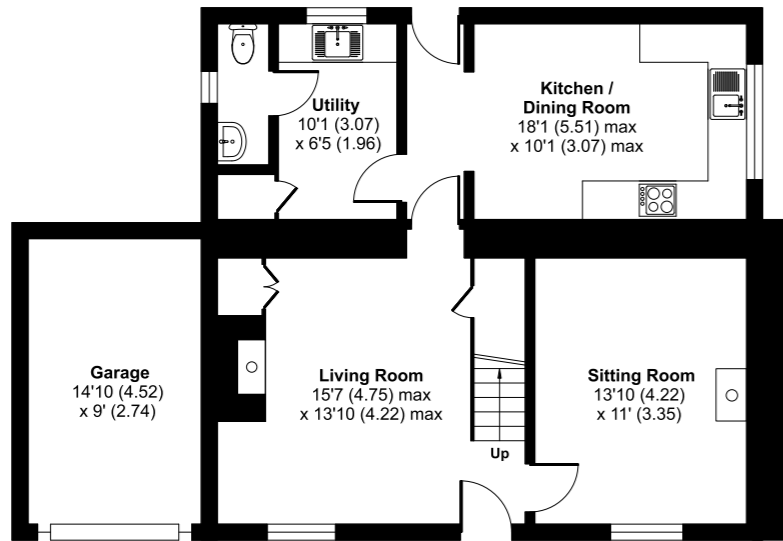
OUTBUILDING 3



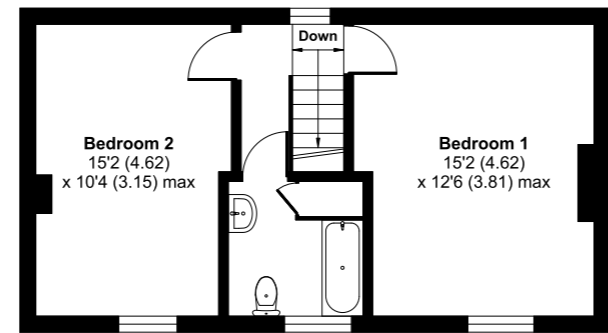
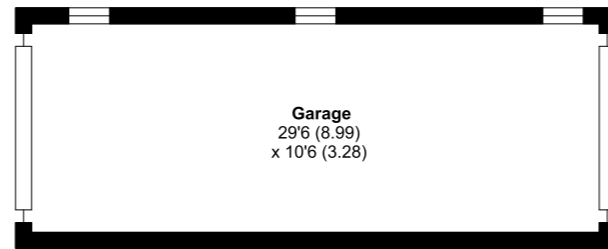
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR

Services

Mains electric and mains water and sewage is by way of a private drainage system.

EPC Rating

Rosewin has a rating of E.

Rights of Way

A pedestrian right of way exists allowing access to the South West Water stopcock to the North of the property. There is also a vehicular right of way to the front of the house.

Water Supply

Mains water is supplied to the property.

Method of Sale

The property is offered for sale as a whole or in lots by Private Treaty.

- Lot 1 comprising the house, barns orchard and 0.82 acre paddock
- Lot 2 comprising the barn and 8.13 acres
- Lot 3 comprising half of the front field with the new boundary being the stream at 2.31 acres
- Lot 4 being the furthest field opposite Mellangoose Farm at 4.44 acres.

Due to the Mundic in the gables of the house this property is only suited to cash buyers. Proof of finance will be required before offers are acted on.

All enquiries to be made to the sole agents Edward Buckland Ltd (01872 306090).

Viewing

Strictly by Appointment only basis with the sole selling agents - Edward Buckland Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Agents note:

Edward Buckland Ltd for themselves and for the vendor(s) or lessor(s) of the property give notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mid-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.
4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.
5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

// CHARTERED SURVEYORS
// AUCTIONEERS
// VALUERS
// LAND AGENTS

t: 01872 306090

e: info@edwardbuckland.co.uk

www.edwardbuckland.co.uk

Crusader House | Newham Road | Truro | TR1 2DP

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Registered Office: The Old Carriage Works, Moresk Road, Truro, TR1 1DG.

Other Information:

Farm Plan: The farm plan is based on Ordnance Survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Easements, Wayleaves and Rights of Way: The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither Vendor nor the Vendor's agent will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the Vendor's agent whose decision acting as Expert shall be final.

Location, Land and Floor Plans: Not to scale and for identification purposes only.

Services: The farm is serviced by mains electricity and a water.

Photographs: Taken in June 2024.

Energy Performance Certificate: 'E'.

Postcode: TR13 0RT

What3Words: [gamer.honestly.competing](https://www.what3words.com/gamer.honestly.competing)

