



Longcarne Farm, Camelford, PL32 9QF

By Online Auction : 5pm, Tuesday 29<sup>th</sup> April : Guide Price £250,000

**Jefferys** ESTABLISHED 1865



# Longcarne Farm, Camelford, Cornwall, PL32 9QF

A detached farmhouse and barn/store in need of considerable refurbishment, together with a range of dilapidated farm buildings and meadowland extending to some 1.50 acres (0.61 hectares). For Sale by Online Auction with no onward chain.

Longcarne Farm is situated approximately one and a half miles east of the small town of Camelford which offers a wide selection of family-owned shops, hairdressers and hardware stores, a pub, primary and secondary schools and a skatepark.

The attractive North Cornish coast and the popular fishing villages of Port Issac (approximately 11 miles) and Boscastle (approximately 8 miles) are within easy reach. Larger towns nearby include Wadebridge (11 miles), Bodmin (14 miles) and Bude (17 miles).

The A30 is accessible approximately 14 miles away at Launceston providing routes to Truro and Exeter. Additional commuting options include Exeter Airport (64 miles) and Bodmin Parkway Train Station (approximately 17 miles) with services to London Paddington via Plymouth.

The smallholding fronts on to the parish roadway leading the short distance to the open moorland and the Cornish landmark of Roughtor.

We are pleased to offer Longcarne Farm for Sale by Online Auction which provides tremendous scope for the future to create a desirable family home. The property is set within grounds of approximately 1.50 acres (0.61 hectares) consisting of gardens, stores, barns and meadows running down to the attractive stream along the southern boundary.

Longcarne Farm has been vacant for a number of years and requires extensive refurbishment but offers a rare opportunity to provide a desirable home in this quiet setting. There is potential to create additional accommodation in the adjoining Barn or perhaps joining it to the main house subject to planning requirements.

NOTE: The grounds are somewhat overgrown in places and please take care when viewing and wear appropriate footwear. The majority of the buildings are full of goods and the property is sold in its present condition.

## THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

### GROUND FLOOR

#### Front Hallway

Doors leading to sitting room, lounge and stairs to first floor.

#### Sitting Room

**12'7" x 12'2" (3.88m x 3.73m)**

Open beamed ceiling, natural stone feature wall. Open fireplace with wood burner, window to front.

#### Lounge

**14'4" x 12'5" (4.39m x 3.81m)**

Slate flooring, open beamed ceiling, feature original open fireplace with cloam oven and wood burner, windows to front and side, understairs cupboard.

#### Kitchen

**10'7" x 6'7" (3.27m x 2.03m)**

Open beamed ceiling, dilapidated units, requires extensive refurbishment, windows to rear and side, door to rear.

#### Cloakroom

High level toilet and basin.

#### Dairy

**16'6" x 5'4" (5.06m x 1.64m)**

Slate floor, original slate shelves, window to rear

### FIRST FLOOR

#### Landing

Doors leading to bedrooms and bathroom, access to loft space.

#### Bedroom 1

**10'2" x 13'1" (3.1m x 3.99m)**

1 x wood panelled wall, stone fireplace, window to front, door leading to loft office.

#### Loft Office

Sloped ceiling, skylight to rear.

#### Bathroom/wc

Wood panelled sloped ceiling, Suite comprising of toilet, basin and bath.

#### Loft Store

**11'3" x 6'3" (3.44m x 1.92m)**

Sloped beamed ceiling, skylight to rear, window to gable.

#### Bedroom 2

**12'5" x 8'9" (3.80m x 2.73m)**

Recessed wardrobe, window to front

#### Bedroom 3

**9'2" x 7'5" (2.80m x 2.3m)**

Recessed wardrobe, window to front.

### THE GROUNDS

#### BARN

**27'9" x 12'1" (8.53m x 3.69m)**

A substantial building of stone walls under a natural slate roof, wooden beamed ceiling, stone fireplace, stairs to first floor with door to rear upper garden. There is considerable potential to convert this building to additional living accommodation subject to planning.

#### Lean- to Galvanized Garage

#### Front Garden

#### Upper Garden

Assorted sheds and stables which are all somewhat dilapidated.

#### Assorted Storage Buildings

Alongside the lane below the house are a number of Stores of stone, slate and sheeted construction.

#### Large Pole Barn

**42'6" x 52'5" (12m x 16m)**

Corrugated galvanised iron roof.

#### Meadows

Above and below the house are meadows suited to grazing or amenity purposes running down to the stream.

### SERVICES

Mains water and electricity, private drainage.

Average broadband and mobile coverage.

### TENURE

The property is being sold Freehold with vacant possession upon completion.

### EPC G

### COUNCIL TAX

Band B

### SOLICITORS

Coodes, St Austell, PL25 4FD.



### VIEWING

Strictly by prior appointment with the vendors agents – Jefferys - Tel: 01579-342400

### DIRECTIONS

From the A39, on the north side of Camelford take the left-hand road sign posted Higher Cross Lane towards Tregoodwell and Bodmin Moor. Follow the road for 0.1 miles and just after a bend you will join Roughtor Road. Follow the road and drive through the Hamlet of Tregoodwell. Keep following the road for a further 0.4 miles and the property will be on your right.

### ONLINE AUCTION

This property is being sold via Online Auction.

Please visit the [Jefferys.uk.com](http://Jefferys.uk.com) website and click Auctions.

In order to bid you must do the following via the dashboard:

- register
- join the Watch List
- pass an ID Check
- enter your details

Auction Ends 5pm, Tuesday 29<sup>th</sup> April 2025.

The successful purchaser will be liable to pay the sum of £5,000 upon the Auction ending. From this, a “buyers fee” of £3,960, (including VAT) is retained by Jefferys/Bamboo Auctions as contribution towards the online platform costs and £1,040 is payable towards the purchase price/deposit. No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Jefferys and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

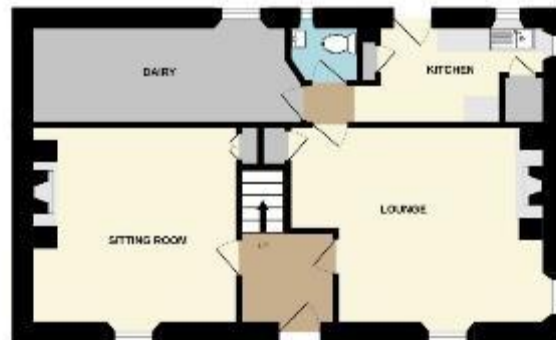




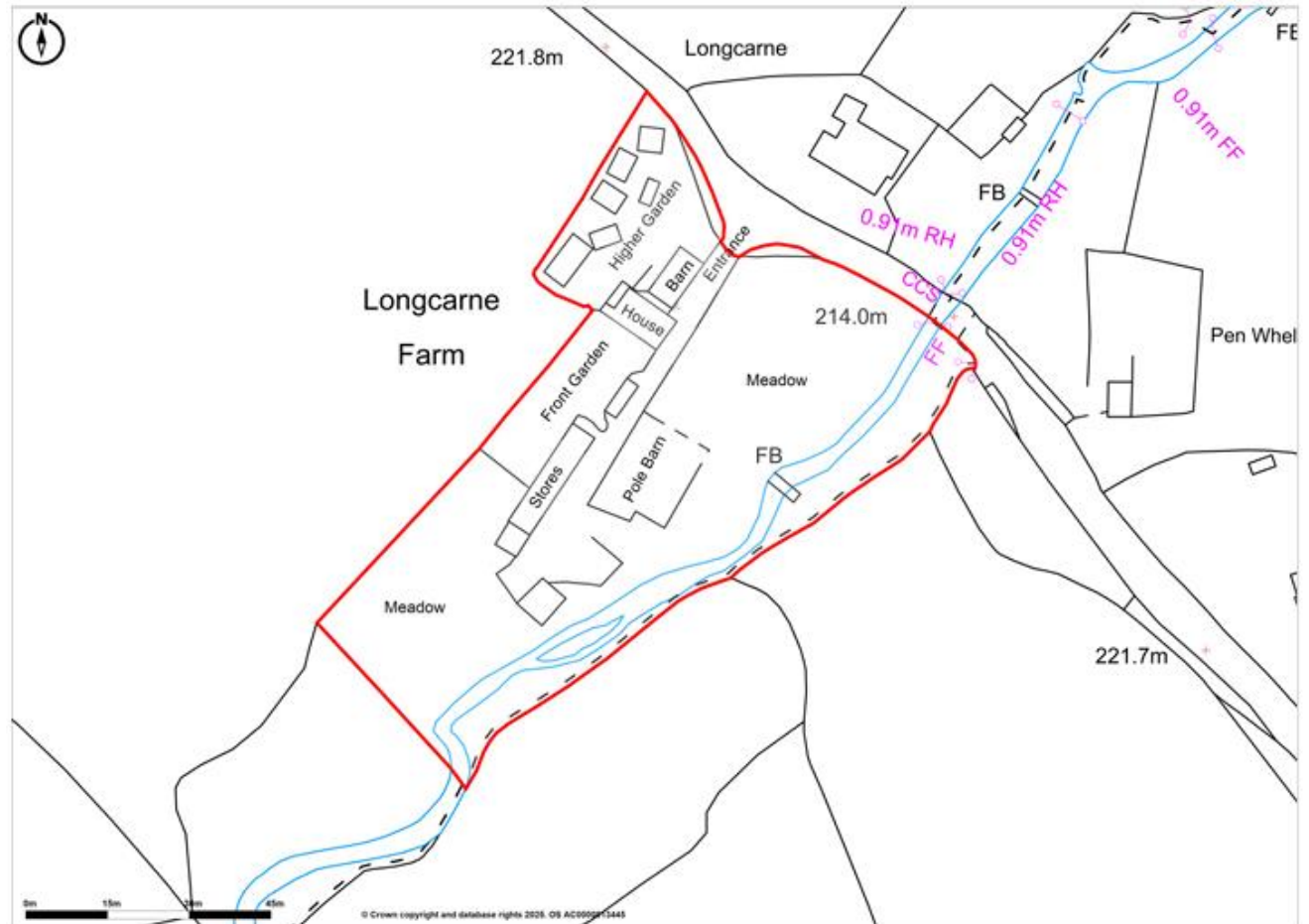
# 1ST FLOOR



# GROUND FLOOR



Measurements are approximate. All dimensions are to the internal face of walls unless otherwise stated. Measurements are to the internal face of walls unless otherwise stated.



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