



Eden Farm, Goonhavern, Truro, TR4 9NW  
£680,000



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THE TRURO ESTATE AGENT



# Key Features

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- Detached 1700's house
- Special rural setting in village of Goonhavern
- Four bedroom, two reception room
- 0.4 acre plot – garden to three sides and driveway parking
- Masses of potential for improvement/development
- Various planning consents – see below for details
- No onward chain
- Video tour available





# The Property

A unique opportunity to purchase this detached house dating from the 1700's in a special rural setting on the South/West edge of the village of Goonhavern. A property which is perfectly liveable 'as is' but with masses of potential and gained planning consents to improve, develop and extend in the years to come.

The property as it stands comprises characterful and nicely presented accommodation spanning just over 1,500 sq ft. On the ground floor a front porch provides access to a wide and light filled first reception room with cosy wood burner, a second reception room offering a perfect dining space, a generous and modern shower room and a fully fitted kitchen with rear porch. On the first floor there are four bedrooms (three doubles and a single) as well as a large family bathroom currently undergoing renovation. The property is centrally heated via a new air source heat pump which is complimented by several large solar PV panels meaning Eden Farm is future ready. The property benefits from granted planning permission (PA18/07316) for a single storey rear extension which would create a fantastic open plan kitchen/dining room. The foundation works for this have been laid meaning that the planning permission is now in perpetuity and the works can be completed to your timescales.









The plot measures just over 0.4 acres with generous frontage to the lane providing two separate entrances and driveway parking areas. The garden is mainly laid with lawn to front, side and rear enclosed by established beds, trees and fencing. There are also various outbuildings, sheds and a mobile home. To the North/West corner of the plot there is lapsed 2018 planning (PA17/12267) that granted permission for the removal of the outbuildings and erection of a detached two storey triple garage with workshop/store room above. This gives an opportunity to either re-apply for something similar or perhaps look at this area as a potential building plot for something else, subject to the necessary consents.

Eden Farm is one of those properties that does not come around very often, it is in a very special setting with good bones and masses of potential moving forward, excitingly available with no onward chain.

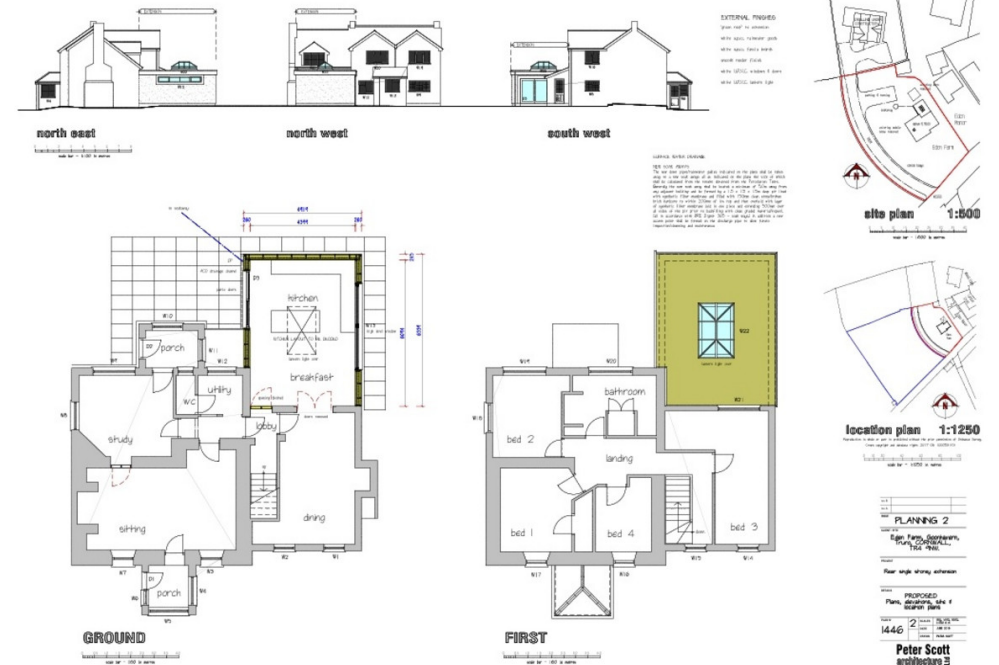




Planning in perpetuity here for a single storey rear extension providing a large open plan kitchen/diner



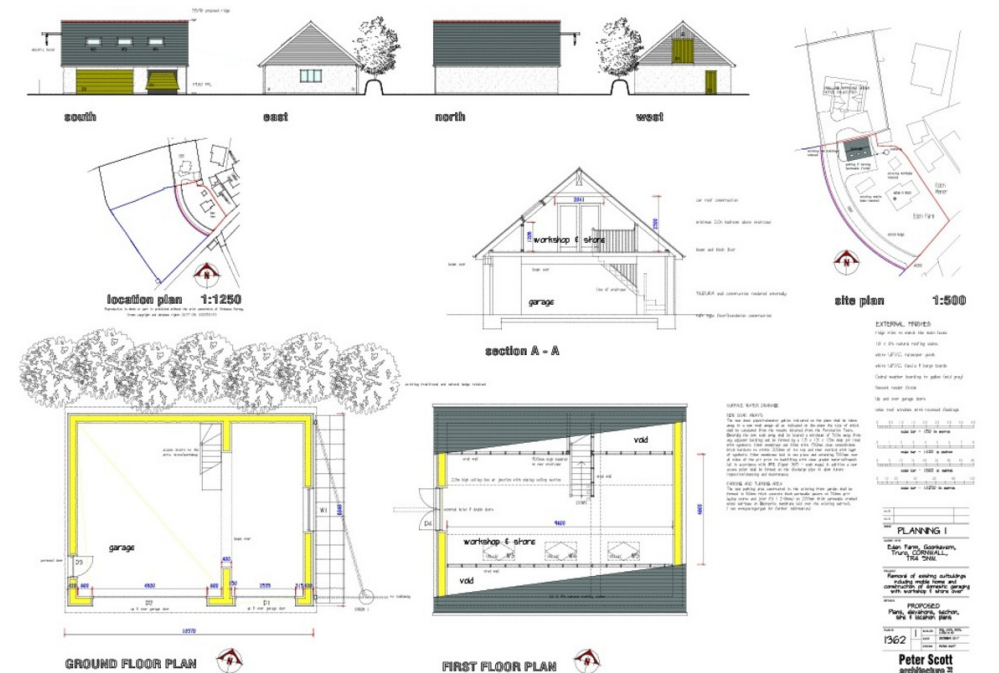
Rear extension plans PA18/07316 - planning in perpetuity as foundations have been laid



Lapsed planning here for detached, 2 storey, triple garage with room above



Detached 2 storey triple garage plans PA17/12267 - planning now lapsed





# The Location

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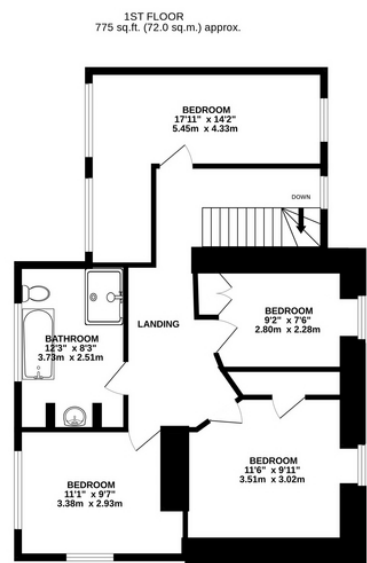
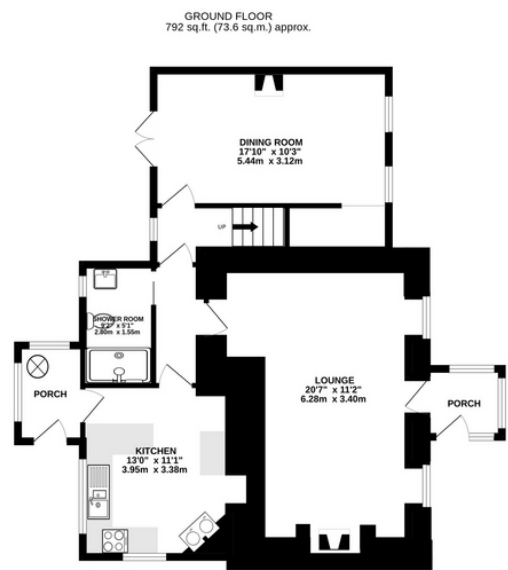
Goonhavern is a popular village located on the North Cornish coast 2.5 miles from the well known seaside resort town of Perranporth. The location offers the best of rural countryside living whilst having great amenities and stunning coastline nearby. The village has a primary school, Londis village store, post office, popular public house, village hall and a large well renowned garden centre. There is a park in the middle of the village with a cycle track as well as a small industrial estate which includes a gym and a dentist. The recently completed 'Saints Trail' provides well laid out easy walking and cycling routes starting in the village and meandering across unspoilt scenery along the river into Cocks, Bolingey and Perranporth.

Perranporth is located on the nearby rugged coastline of north Cornwall, approximately 8 miles West of the city of Truro and 8 miles south of the town of Newquay. Best known for its glorious beach providing three miles of soft golden sand enjoyed by sunbathers, swimmers, dog walkers and surfers year round and backed by impressive sand dunes with dramatic coastline along the South/West coast path either side. The town itself provides a multitude of amenities for retail, groceries and dining with a particular highlight being 'The Watering Hole' which is the only pub in Britain which sits directly on the beach providing a fantastic entertainment hub for the area with music and events put on throughout the year and the perfect place to enjoy a drink as the sun sets over the horizon. Sports are well catered for in Perranporth with surf schools, football club, tennis courts, cricket club and rugby club as well as a highly rated links golf course sitting amongst the natural dunes with awe-inspiring views and plenty of challenge. The town is well connected with plenty of bus stop locations heading in all directions on a regular basis, driving you can be on the A30 to head East or West in around 10 minutes.





# Floorplan



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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# Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: E

Services: Mains water and electric. Air source heat pump central heating. Septic tank drainage. Solar PV panels.

Mobile Signal Externally: Likely (all networks)

Broadband: Standard available. Max Download 29Mbps. Max Upload 5Mbps.

Agents Note: Outline planning permission has been granted for the field over the lane to the South/West of the property for four detached dwellings. This is owned by my client and is available by separate negotiation if desired. If not, please bear in mind that this land will likely be developed in the coming years.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

