



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10136

LOT 1 £650,000
LOT 2 £75,000

Higher Scarsick,
Treneglos, Nr. Launceston, Cornwall, PL15 8UH

FREEHOLD



In a peaceful rural setting, overlooking a valley with lovely views over open countryside, a delightful smallholding comprising a 4 bedroomed, 3 reception roomed detached farmhouse with an excellent range of outbuildings and 3 fields, in all totally circa 9.5 acres. A further 8 acres may be available by separate negotiation.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, sitting room, dining room, family room, kitchen/breakfast room.

First Floor 4 bedrooms, family bathroom.

OUTBUILDINGS

Cow Shed Barn 1 – 49' x 23'7".

Cow Shed Barn 2 – 48' x 44'.

Tractor Shed – 30'9" x 12'4.

Stable

Outside There are garden areas around the farmhouse, two yards, one for each barn and 3 field enclosures bordering an attractive stream running through the valley floor. In all the grounds extend to approximately 9.5 acres.

LOT 2 Comprises 8 acres of paddocks nearby – Guide £75,000.



DESCRIPTION

Our clients believe the original part of Higher Scarsick farmhouse to date back some 300 years with a later extension to the front. The farmhouse has 4 bedrooms and a family bathroom on the first floor, 3 reception rooms, a kitchen, entrance hall and inner hall on the ground floor. There is a raised lawned garden area behind the farmhouse stretching out to the right hand side and a small enclosed front garden all accessed from a concreted entrance driveway which also provides access to the two barns, each of which have gates into the fields beyond. There are 3 field enclosures below the farmhouse on the south eastern side, running down to the valley bottom where they border an attractive stream.



In all the grounds extend to approximately 9.5 acres.

A short distance down the lane is a further landholding – LOT 2 - £75,000. This extends to approximately 8 acres and comprises further fields, also bordering the stream. This is available by separate negotiation, but LOT 2 will not be sold before LOT 1.

Our clients have lived at the property for approximately 21 years and have carried out various improvements to the farmhouse which we understand include rewiring approximately 6 years ago. All the windows and doors are double glazed and some replacement windows have been fitted over recent years. An external oil fired combination boiler has been fitted to provide central heating and hot water. The smallholding is run mainly as arable/cattle and hay.

LOCATION

Higher Scarsick is situated near the hamlet of Treneglos to the west of the town of Launceston and not far from the north Cornish Atlantic coast, the sandy beach at Widemouth Bay and the coastal town of Bude. There is a local inn in the nearby village of Hallworthy with shop, garage and inn in another nearby village of Wainhouse Corner. More comprehensive facilities are provided by the nearby towns of Camelford and Launceston. Launceston was at one time the county capital and has an array of shops, schools, dentist, and a library. The nearby town of Camelford has a further secondary school and high street shops.

The coastal town of Bude to the north provides excellent facilities with access to sandy beaches, the largest of which is Widemouth Bay to the south of the town. A short drive away through the lanes, is the A39 (Atlantic Highway) which provides swift access up to Bude and into Devon or southwards accesses the coastal resorts of Port Isaac, Polzeath, Rock and Daymer Bay. There are excellent road links via the A395 to Launceston which joins the A30 which is a dual carriageway all the way northwards to Exeter where it joins the national motorway network. There are airports at Newquay to the south and Exeter to the north connecting with a variety of UK destinations and European.

The countryside around this area is largely farmland with small hamlets, and farmsteads, tracts of forestry and beautiful country walks. The rugged Atlantic coast is a short drive away accessing beaches, fantastic cliff top walks via the South West Coast Path and picturesque fishing villages such as Boscastle and Port Isaac. The town of Tintagel has a ruined castle reputed to have been home of Camelot and King Arthur.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Part double glazed panelled wood effect front door to:-

ENTRANCE HALL Slate flagged flooring, stairs ascending to the first floor. Doors off to:-

SITTING ROOM – 12'2" x 11' Tiled fireplace with outer timber surround and mantel, slate hearth. Double glazed window overlooking countryside to the front, radiator. Part exposed stone walling.



DINING ROOM – 12'2" x 11'3"

Tiled fireplace with outer timber surround and mantel, double glazed window overlooking the front garden and countryside beyond, radiator, part exposed stone walling.

INNER HALL Built-in understairs storage cupboard, doorway to:-

FAMILY ROOM – 12'9" x 12'8"

Deep recessed inglenook fireplace with exposed stone surround, raised slate hearth and woodburning stove with the remains of a clove oven to one side and ornate metal door to the front. Slate flagged flooring, double glazed window overlooking the rear garden. Part double glazed wood effect uPVC door to rear path. Exposed beamed ceiling, built-in full height cupboard, the top half of which is glazed. Doorway to:-

KITCHEN / BREAKFAST ROOM

– 13' x 9'8" The kitchen is fitted with a range of light wood fronted cabinets comprising base level cupboards and drawers with further matching wall cupboards and surrounding wooden worktop surfaces, inset 1½ bowl stainless steel sink unit with mixer tap, four ring Zanussi electric hob with oven/grill beneath. Space for upright fridge freezer, slate flagged floor, radiator. Recessed tiled and shelved niche for display, beamed ceiling, undercounter space for washing machine, part tiled wall surrounds to the worktop surfaces. Dual aspect with double glazed windows overlooking the side and rear gardens.

From the entrance hall a staircase with wooden handrail to the side ascends to the:-



SPLIT-LEVEL LANDING Skylight window, built-in storage cupboard, radiator. Doors off to:-

BEDROOM 1 – 12'2" x 11'2"

Double glazed window providing lovely views out over fields and countryside, radiator. Built-in wardrobe cupboard.

BEDROOM 2 – 12'2" x 11'2"

Double glazed window overlooking fields and countryside, radiator, dado rails.

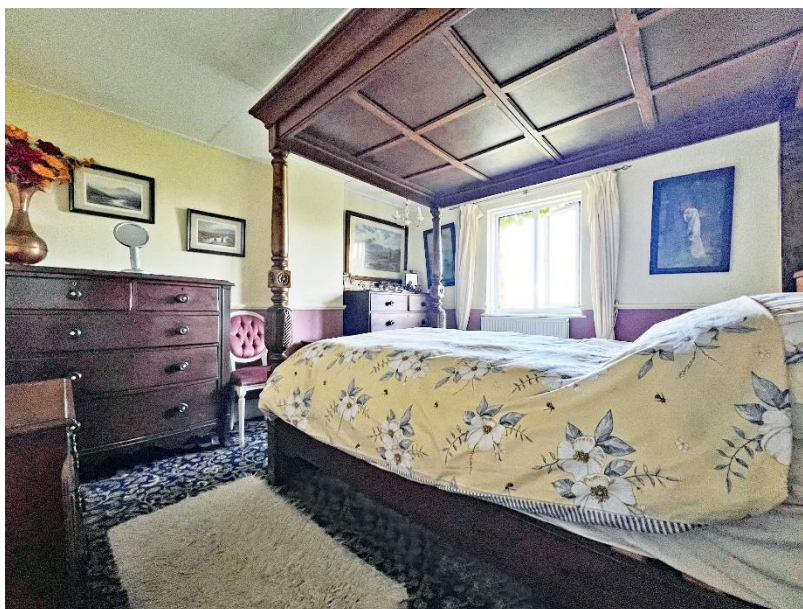
BEDROOM 3 – 13' x 10'3"

Double glazed window overlooking the rear garden, exposed stone chimney breast with recessed fireplace (display only).

BEDROOM 4 – 13'3" x 6'8"

Double glazed window overlooking the rear garden, radiator.

BATHROOM White suite comprising a claw footed roll topped bath with chromium mixer tap and shower attachment, corner panelled shower cubicle with fitted Mira shower, pedestal wash hand basin, low level wc, double glazed window, tiled walls, radiator.



OUTSIDE

Higher Scarsick is approached from the road via a private drive serving one other property. A hardcore driveway leads down to a five bar vehicular gate opening onto a concrete driveway which runs down to the farmhouse. To the right is a block built stable with wooden stable door to the front and to the left is the lawned garden to the farmhouse bordered by natural Cornish stone walls and hedging, sheltered by mature trees and shrubs. Off the driveway is a concreted path and steps leading down to a path that leads along the back of the farmhouse

accessing the back front door. Paths then lead round the farmhouse on both sides to the front where there is a small lawned garden behind a low stone wall with a concrete path up to the front door.



A vehicular concreted parking area in the front of the farmhouse provides room for tractors, trailers, cars, etc. and to the right opens onto two yards, one of which has a timber pole barn and shelter with pens for livestock (49' x 23'7"). There is a tractor shed (30'9" x 12'4) built on a timber frame clad in corrugated iron and tanalised timber. There is a corrugated iron calving pen (48' x 44") with concrete yard surround, hay storage area and further tractor store on one side with the other two areas being open for and dividable for overwintering cattle. There is a grass holding area just off this yard which then gives access to the fields below. There are 3 fields owned by Higher Scarsick, in all, totalling some 10 acres.





LOT 2

Separate fields a little way down the lane, extending to approximately 8 acres, available by separate negotiation – Price £75,000..

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL15 8UH.

SERVICES Mains electric, private drainage, private water supply, oil central heating.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

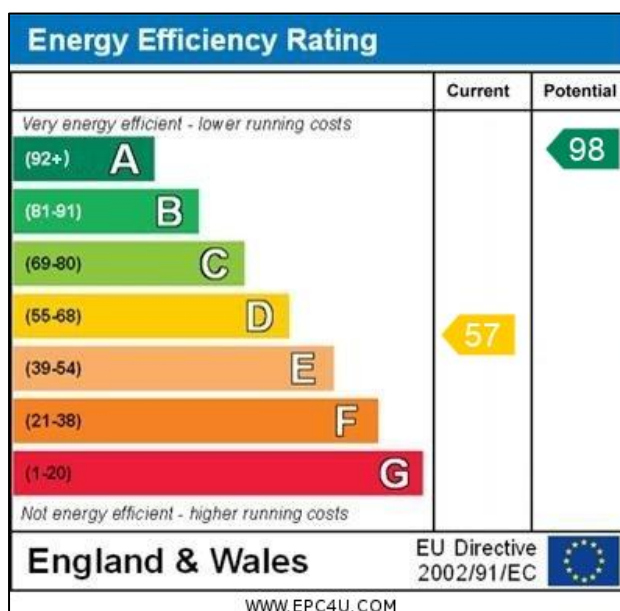
DIRECTIONS From Bodmin follow the A30 northwards towards Launceston and just before reaching Launceston turn left on the A395 towards Wadebridge and Camelford. Follow this road for several miles until you come to the village of Hallworthy, go through the village, past the Wilsey Down pub on your right, after which take the first turning right towards Canworthy Water and Warbstow, follow this road for 1½ miles and at a small crossroads turn right (just after a small chapel on the right hand side), towards Scarsick. Follow this winding lane for approximately 1.2 miles going through a farmstead and over two bridges. After crossing the second bridge proceed up to the top of a hill where the lane bears to the left and instead proceed straight across with a sign saying 'FORD' on your left, follow this lane down until you come to a milk churn stand on the left beside which take the first turning on the left which leads down into Higher Scarsick.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



For reference only, not to form any part of a sales contract.



