

# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10347

Guide £595,000

Latchmere Farm,  
Stithians, Nr. Truro, Cornwall, TR3 7BY

**FREEHOLD**



**For sale with no onward chain.**

A detached, 3 bedroomed granite farmhouse in need of significant and comprehensive refurbishment in beautiful gardens and grounds of circa 6½ acres with fantastic far reaching countryside views. Offering huge potential to enhance with a detached 60ft x 15ft derelict granite barn and a further granite outbuilding all set in a blissful, rural setting; just moments from the popular village of Stithians and conveniently situated within easy reach of the cathedral city of Truro and the seaside town of Falmouth.





**SUMMARY OF ACCOMMODATION – In all, about 2,548sq.ft.**

**Ground Floor** Entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, ground floor bathroom, sun room.

**First Floor** Split landing, 3 bedrooms.

**Outside** Paddocks and courtyard areas extending to about 6.7 acres. Plentiful parking and storage. Barn in need of refurbishment.

**In all, about 6.7 acres.**

**DESCRIPTION**

Latchmere Farm is a very pretty traditional granite farmhouse believed to be about 200 years old and is now in need of significant and comprehensive refurbishment and updating.

The farmhouse had previously been in the same ownership for almost 60 years and in 2013 the previous owners obtained planning permission (under Application No: PA13/03/067) to demolish part of the original farmhouse and replace with a two storey extension and it is understood that some of these works were started at the time.

The opportunity now exists to make some further improvements taking advantage of the existing characterful nature of the house and combining it with individual style and taste to create a superb farmhouse with absolutely delightful countryside views in a wonderful part

of the county, close to Cornwall's 'capital', the cathedral city of Truro and the ever sought after seaside town of Falmouth.

The farmhouse is approached via a long private lane which gradually descends down into the courtyard with lovely views across the countryside enjoyed on the approach.

The farmhouse is set within a good sized courtyard and is adjacent to a large but almost totally dilapidated barn to one side and a further detached granite storage barn.

The largest barn measures some 60' long and could undoubtedly, with the necessary planning consents, be developed into a superb family home or ancillary accommodation.

The farmhouse and granite outbuildings sit in gardens and paddocks of about 6.7 acres in total. There are two paddocks situated in front of the farmhouse, both of which have fantastic views across miles of open Cornish countryside.

**This is truly an exceptional opportunity to improve, develop and create something fantastic in the most wonderful of rural settings.**



## **LOCATION**

Latchmere Farm is located just to the south west of the conveniently located village of Stithians which offers a range of day to day facilities. Stithians is ideally located for access to Redruth (about 5 miles), Falmouth (about 8 miles), Truro (about 9 miles) and Helston (about 9 miles). The farm itself is set in a blissful rural location and that combined with the



opportunity and attached lane, makes this a compelling opportunity to create a lovely rural home.

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

Door into:-

**SUN ROOM – 13'1" x 6'6"**. Windows to two sides, stable door through into:-

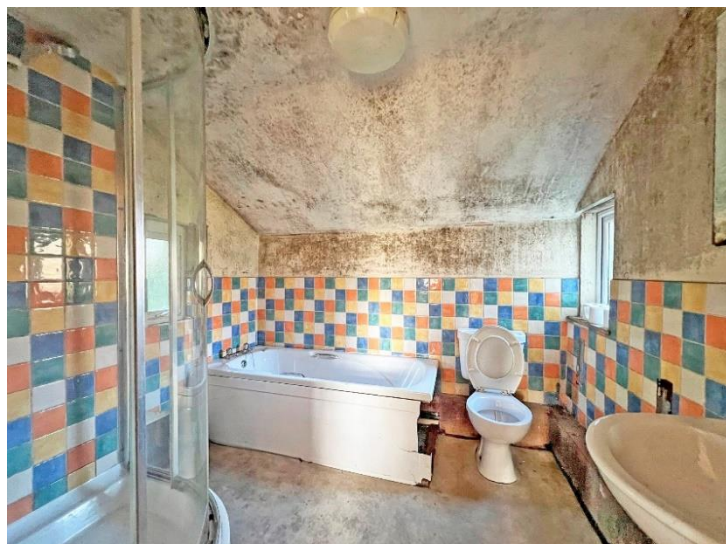
**KITCHEN / BREAKFAST ROOM – 11'4" x 9'10"**. Dual aspect room with windows to the sides and front, a range of base and eye level units, timber worksurfaces, inset 1½ bowl sink unit, ceiling spotlights. Doorway to:-



**UTILITY ROOM – 7'9" x 6'**. Window to the front, plumbing and space for washing machine. Doorway to:-

**BATH / SHOWER ROOM.** Shower cubicle, panelled bath, pedestal wash hand basin, low level wc, two frosted glazed windows.

From the rear hallway, door leads to:-





**DINING ROOM – 12'10" x 10'11"**. Woodburning stove in granite surround, exposed granite wall, beams, half glazed door to:-

**HALLWAY.** Doorway out to front, stairs ascending to first floor. Door to:-

**SITTING ROOM – 16'4" x 12'10"**. Two windows overlooking the front, fireplace with granite surround, beamed ceiling.



### FIRST FLOOR

**SPLIT LANDING.** Window to the rear. Radiator. Doors to:-

**PRINCIPAL BEDROOM – 13'4" x 11'4"**. Window to the front, radiator.



**BEDROOM 3 – 10' x 8'9"**. Window to the front, radiator.

**BEDROOM 2 – 13'8" x 10'4"**. Window to the front, access to loft space, radiator.

### OUTSIDE

**BARN – 60'3" x 15'4"**. In need of complete refurbishment (subject to pertinent planning permissions).

**WORKSHOP – 20'9" x 9'.**











### **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](mailto:sales@lillicrapchilcott.com).

**POST CODE** – TR3 7BY.

**SERVICES** – Mains water and electricity. Private drainage.



**COUNCIL TAX BAND – D** (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

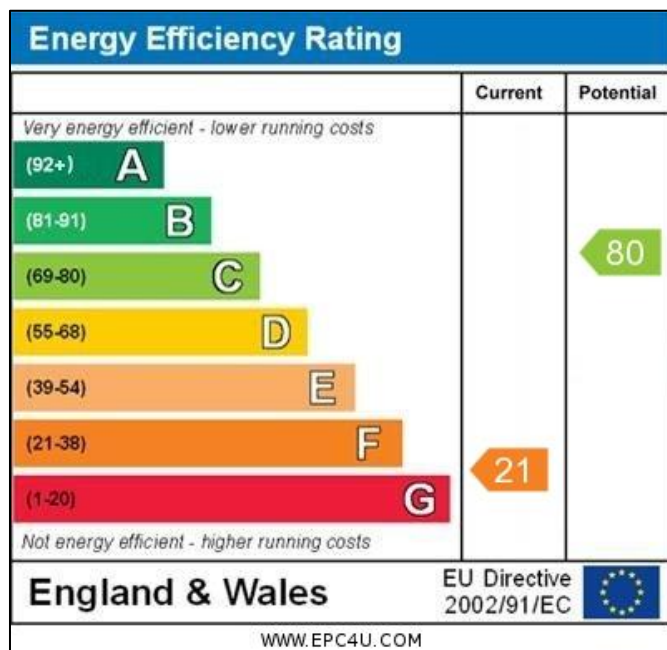
**DIRECTIONS** – From the centre of Stithians, proceed out of the village in a westerly direction on South Road following this out of the village down into the valley crossing over the river and then continuing up the hill for a few hundred yards where the driveway to Latchmere Farm is on the right hand side.

**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





**Not to scale – for identification purposes only.**



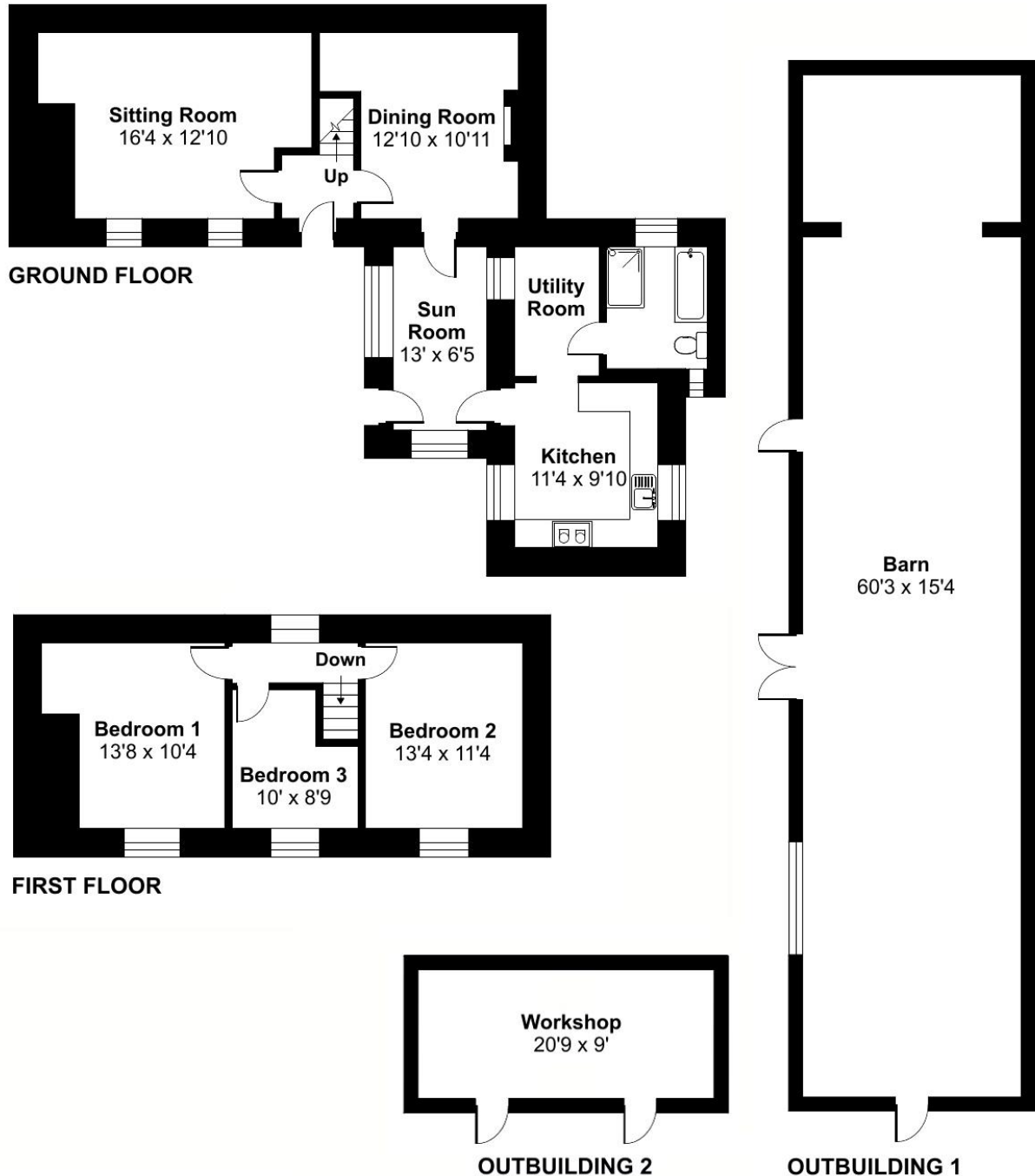
## Latchmere Farm, Stithians, Truro

Approximate Area = 1233 sq ft / 114.5 sq m

Outbuilding = 1315 sq ft / 122.2 sq m

Total = 2548 sq ft / 236.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Lillcrap Chilcott. REF: 1001188



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





