



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10087

£595,000

Halonmoor Farm,
Penweathers, Truro, Cornwall, TR3 6EA

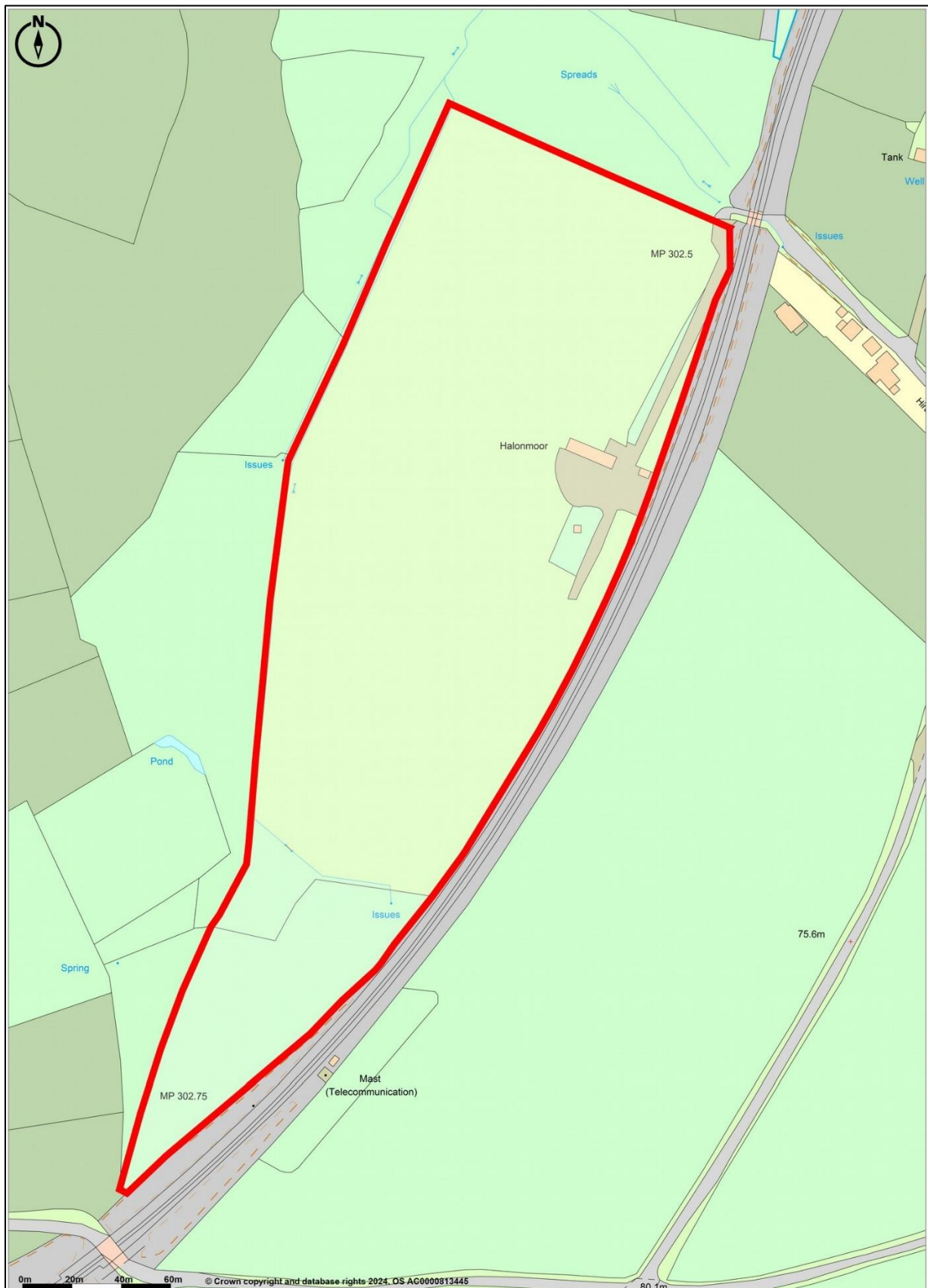
FREEHOLD



An exceedingly rare and unique redevelopment opportunity, situated in a truly blissful and very private position on the rural fringes of Truro, which totals approximately 11 acres of open fields and woodlands along with planning permission to convert the existing detached single storey barn into a single dwelling under planning reference: PA21/00437, PA21/03758, PA21/11208 and PA22/10445. With views back towards the city of Truro and over rolling countryside, immense privacy, gated access and plenty of scope to enhance the value yet all just moments from Truro city centre.



**Not to scale – for identification purposes only.
For reference only, not to form any part of a sales contract.**



DESCRIPTION AND HISTORY

Halonmoor Farm occupies a quite splendid position on the rural fringes of Truro and offers great peace, privacy and tranquillity. A relatively level plot of 10.95 acres made up of open fields and woodland, is approached under the railway bridge and through a broad metal farm gate. The land adjoins the branch railway line between Truro and Falmouth.

The existing former agricultural building has the benefit of planning permission for conversion into a three bedroomed dwelling. Further information information can be obtained by the vendor's sole agent and can be found on Cornwall Council's Planning Portal.

Halonmoor Farm has an interesting history – In 1826, Robert Lovall Gwatkin Esq of Killiow, provided a parcel of land known as Hallan Vrane Moor for the building of a poor house. Churchwardens of Kea Church, William Crago and Francis Mitchell, together with overseers John Magor and Thomas Pengilly, had the poor house built. It was considered a form of sanctuary, with four families living in the poor house, shown on the tithe return of 1841. Over the years, 35 people lived here. In 1858, John Daubuz became the Squire of Kea, and together with the banker William Mansel Tweedy, continued to run the poor houses.



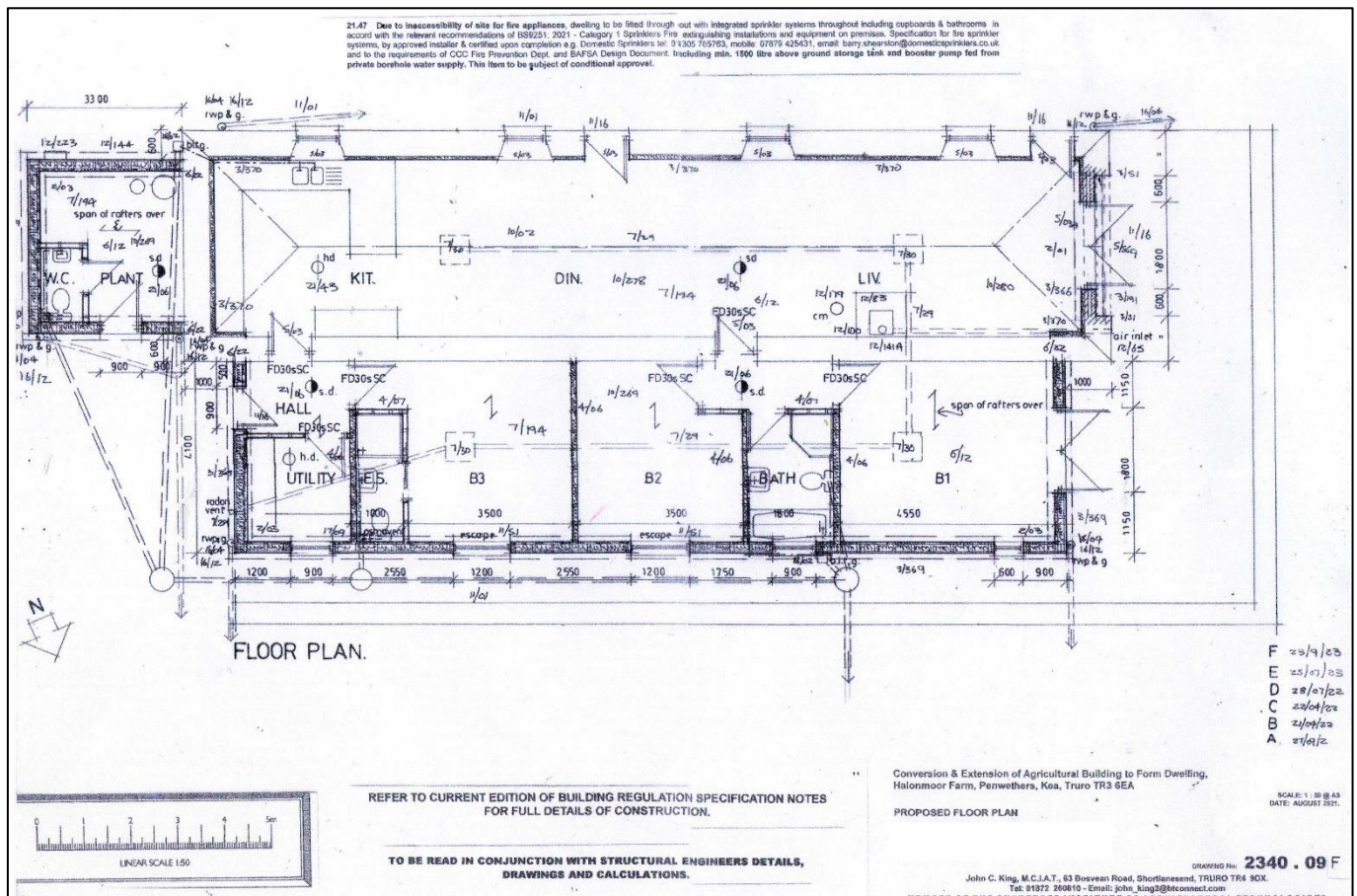
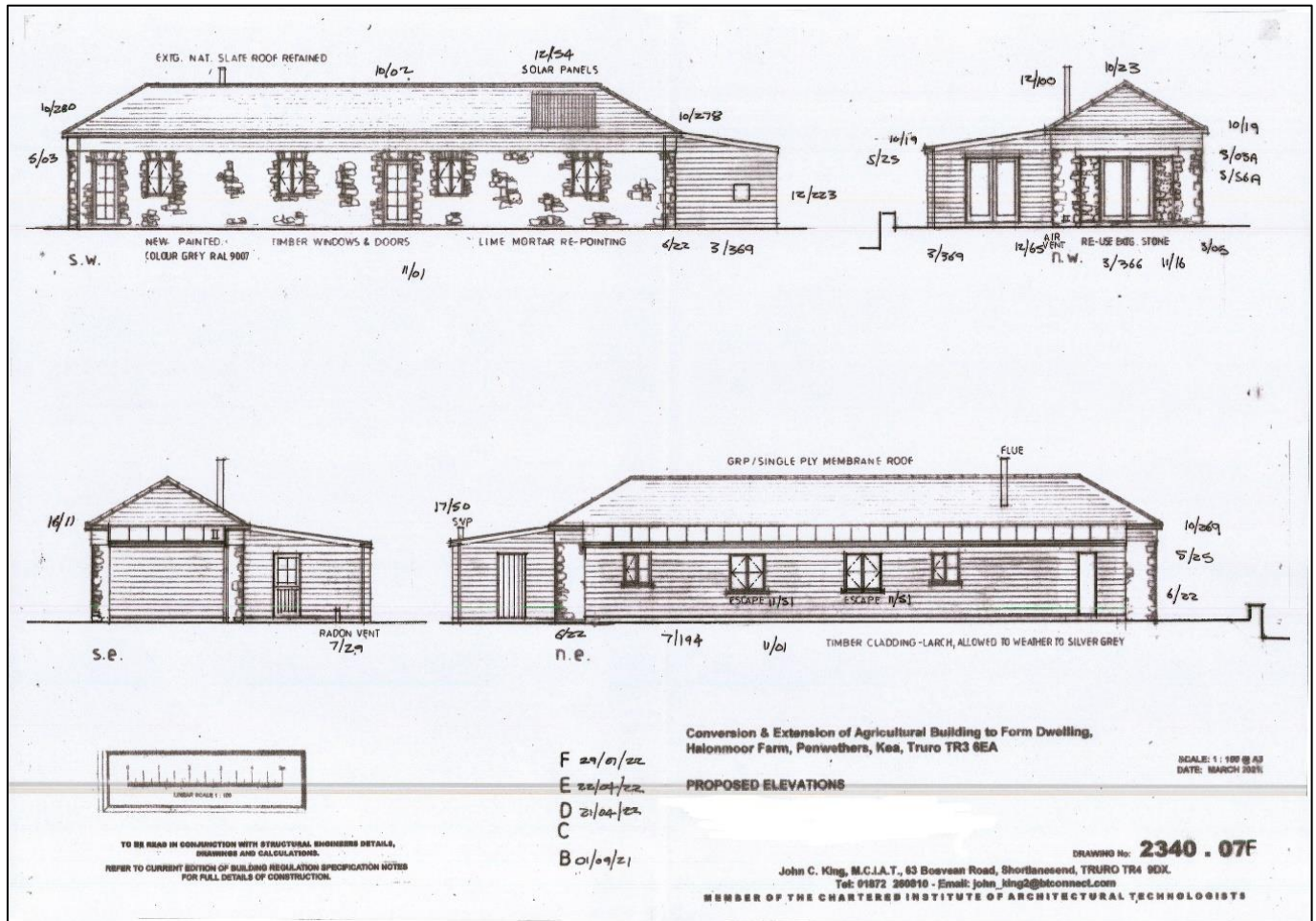
Halonmoor Farm was part of the Killiow Estate until 30th November 1981 when Bernard Penrose sold to John Tyrrell. The land was used as a daffodil farm for several years.

There is a small orchard of eight apple, plum and pear trees, running alongside twelve beehives on the northern border. There is a small coppice on the southern edge of the farm, around three acres, with some very well established oak trees. The main tracks have been cleared for easy access.

Western Power laid a 240V single phase electricity supply some 220 metres. At the same time, Open Reach, laid fibre optics. All the cables are underground. Also, an additional armoured cable supplied to the northern boundary, which is isolated in a cabinet.



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- Planning Application and amendments PA21/00437, PA21/0378, PA21/11208 and PA22/10445.
- Three bedroomed, one en-suite, family bathroom, utility/office. Plant room, outside wc.
- Building Regulations – Cornwall Council LABC BC23/02079/DOMFP/A.
- Mains electricity single phase 240v.
- Broadband Wi-Fi fibre optic.
- Private septic tank (Aerobic treatment plant).
- Water borehole.
- What3words ///develop.repaying.juggles

LOCATION

Enjoying a rural position, located to the south and west of Truro city within the highly regarded parish of Kea, yet within only 1½ miles of the city centre and the Royal Cornwall (Treliske) Hospital, and 1 mile from County Hall.

The cathedral city of Truro has the widest range of facilities in Cornwall including supermarkets, excellent business opportunities, first class shopping, a wide range of highly regarded restaurants and bars, a cinema, a theatre, the county museum and courts and first class state and private schooling. Truro is also an historic and attractive city with a mix of Georgian and Victorian properties lining its cobbled streets. There are several main line railway stations nearby including Truro with direct links to London Paddington taking around 4½ hours. Road access is excellent with the A30 expressway only a short distance away providing dual carriageway access to the rest of Cornwall and to the motorway network at Exeter. Cornwall Airport Newquay offers regular flights throughout the United Kingdom and to international destinations only adding to the convenience of this area.

Similarly accessible are the excellent sailing waters and creeks of the Fal Estuary (Carrick Roads), renowned as being some of the finest in northern Europe are easily accessible with deep water yacht moorings and marina berths available at both Falmouth and Mylor Churchtown, whilst smaller craft can be launched from any one of numerous slipways and beaches, including Loe beach at Feock.

Along the Cornish north coast are long sandy beaches and tower cliffs with superb surfing and walking opportunities, the nearest of these being at Porthtowan where the trendy Blue Bar is situated. There are several excellent golf courses within easy reach including the beautiful soft landscapes of Truro Golf Course, Budock Vean near Falmouth and Tehidy near the north coast, whilst there are excellent Links courses at Lelant overlooking St Ives Bay and at Perranporth.

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. **PROSPECTIVE PURCHASERS ARE NOT TO ENTER THE SITE UNACCOMPANIED.**

POST CODE TR3 6EA.

SERVICES Mains electricity. Private water supply from borehole. Private drainage via septic tank. Fibre Broadband available.

COUNCIL TAX BAND Not applicable (see www.mycounciltax.org.uk).

DIRECTIONS There are several ways to get to Halonmoor Farm. From Treyew Road, with Lidl supermarket on your left hand side, take the left hand turn signposted Penweathers before reaching the Cornwall Council offices. Proceed through Penweathers and turn left over the bridge and continue along this road and when you see the first property on your left hand side, slow down and look for a discreet turning on your right hand side. Take this turning and proceed all the way to the bottom of the hill proceeding underneath the railway bridge and turn left at the bottom where the metal gate to Halonmoor Farm entrance will be found.

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

