



Wheel House & Mill House

Wheel House & Mill House, Goonwinnow Farm, St Newlyn East, Newquay, Cornwall, TR8 5JD



Truro – 9 miles Crantock – 6 miles
Watergate Bay – 10 miles Falmouth – 20 miles

A pair of character properties, perfect for dual family occupation, an investment or home with income set in a rural 'hamlet' location, amidst grounds of around 0.5 acre

- Pair of attractive conversions
- Dual family occupation, home with income or an investment
- 4 Bedrooms in each cottage
- Grounds of around 0.5 acre to include a small paddock
- Hot tubs
- Parking
- Rural location
- Freehold
- Currently Business Rated

Guide Price £895,000

SITUATION

Goonwinnow Farm is a cluster of beautifully converted barns and a traditional farmhouse, standing amidst rolling open countryside between the cathedral city of Truro and the rugged north coast, with the A30 less than 1.5 miles away. It is an ideal location from which to set out and about across Cornwall, lying only 6 miles or so from a number of fine surfing beaches, including Holywell Bay, Crantock, Fistral and Watergate Bay (just north of Newquay). Other popular attractions in the area include the National Trust owned Trerice, the Lost Gardens of Heligan and the Eden Project.

The altogether softer south coast is around 15 miles distance, with access to some of the finest day sailing waters in the country and a plethora of maritime facilities.

Truro is approximately 9 miles distance, and has an extensive range of commercial, professional, shopping and entertainment facilities. There are private schools around the City, whilst in the centre, there is a Marks and Spencer store, multi-screen cinema and the Hall for Cornwall Theatre. There is a main line railway station in Truro, linking with London Paddington, and Newquay Airport is around 20 minutes away, with numerous scheduled domestic and international flights every day.

Goonwinnow Farm is situated between the traditional villages of Mitchell and St Newlyn East, both of which have a pub. The latter also has a village store, butcher, post office, primary school, church and cricket and football clubs.

THE PROPERTIES

An outstanding opportunity to acquire the full extent of a converted water mill that is currently arranged as a pair of cottages. Great scope exists for a variety of buyers, perhaps multi-generational or dual family occupancy, a home with holiday letting income, pure investment or indeed creation of a single large dwelling (subject to any consents). The location is perfect for those seeking a rural but not isolated position with two villages close by.

Wheel House and Mill House are attached to each other and understood to have been converted around 24 years ago. Both cottages have been used for holiday letting as part of Goonwinnow Farm Holiday Cottages. The cottages share a driveway and are approached over steps from the driveway. The impressive open-plan living areas feature high vaulted ceilings and substantial exposed roof timbers. The Shaker style kitchens are situated at one end of the room and there is also a bedroom and well-appointed shower room on this upper level.

On the lower levels are found three bedrooms, together with bath and shower rooms

OUTSIDE

The driveway leading down to Goonwinnow Farm is used in common with other properties and then the open plan granite chipped parking area is shared with Mill House & Wheel House. The immediate grounds comprises of two low maintenance areas of lawn, water wheel (fenced off), log store and hot tubs on sun terraces.

In addition there is further land, to the south of the properties which includes a former Tractor Shed (now games room) and a small fenced paddock, in all extending to approaching 0.5 acre and enjoying some fabulous views.

SERVICES

Shared private water supply from a borehole and shared use of an aerator private drainage system (further information available from Stags). Mains electricity. Oil fired central heating. No telephone line or broadband connected (vendors use 4G and a Starlink system for the remainder of Goonwinnow Farm). Mobile Network coverage from EE, Three, Vodafone and O2 is available (Ofcom)

NOTES

1. Properties can be sold furnished and equipped, by separate negotiation.
2. Information on restrictive covenants is available from Stags.
3. Costs of shared services and maintenance responsibilities to be confirmed

VIEWINGS

Strictly by prior appointment with Stags 01872 264488

DIRECTIONS

Proceed to the village of Mitchell and continue past the Plume of Feathers towards St Newlyn East. After approximately 1.3 miles, Goonwinnow Farm will be evident on the right hand side.



Approximate Gross Internal Area = 228.6 sq m / 2462 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071016)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Net energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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