



Chapel Hill Farm



Chapel Hill Farm

Troon, Camborne, TR14 9JP

A30(T) Camborne West 4 miles Camborne Railway Station 3 miles

A unique opportunity to purchase a rural property with far-reaching views and a number of residential assets which are currently let

- 6 Bedroom House
- 3 Bedroom and 4 Bedroom Timber Lodges
- Number of Mobile Homes
- Adjoining Land
- Freehold
- 1 Bedroom Self-contained Flat
- 4 Bedroom Converted Chapel
- Covered Outdoor Pool & Outbuildings
- Total 8.15 Acres
- Council Tax Bands A to D

Guide Price £1,400,000

SITUATION

Chapel Hill Farm is rurally situated and stands in a commanding position with tremendous views to the west, St Michaels Mount and Carbis Bay in the distance. The nearest villages of Troon and Praze an Beeble offer a variety of everyday facilities and amenities, supplemented further by the town of Camborne about three miles to the north. At Camborne there is a railway station on the London Paddington line and just to the north of the town are junctions onto the A30(T).

DESCRIPTION

The sale of Chapel Hill Farm presents a tremendous opportunity to purchase a well-positioned country property with a wide variety of residential assets either for letting purposes or, in the future, for multi occupational/community living. Indeed, all of the residential assets are currently let on Assured Shorthold Tenancies which provide a rental income (see Tenure and Possession below).

The residential dwellings include:-

The Farmhouse

On the ground floor is a Side Hall, Kitchen, Shower Room, 2 Utility Rooms, Bedroom with En Suite, Wet Room, small Inner Hall, Shower Room, WC, walk-in Larder, Dining Room, Sitting Room, Living Room, Small Office and Conservatory. On the first floor are 4 Bedrooms, Bathroom and Shower Room.

Lofty View Flat

Situated in the original roof-space for The Old Farmhouse and accessed via an external staircase, the Flat includes an open-plan Kitchen and Living Room, Bedroom (currently divided into two bedrooms), 2nd Bedroom and Shower Room.

Orchard View Lodge

A spacious timber framed dwelling with Kitchen, Utility, Living Room, Dining/Sitting Room, Bathroom, Shower Room, 3 Bedrooms and outside Veranda.



The Old Chapel

Converted in 2004, The Old Chapel is a detached dwelling with, on the ground floor, a large Sitting/Dining Room, Kitchen and Shower Room; on a half-floor a Bathroom and Single Bedroom; and on the first floor a Main Bedroom, with En Suite Bathroom, and two other Double Bedrooms.

Copper Mine Lodge

A spacious timber framed dwelling with Kitchen, Dining Area, Sitting Room, Conservatory, Utility/Shower Room, Bathroom and 4 Double Bedrooms.

2 Mobile Homes

There are two mobile homes in the lower grounds of Chapel Hill Farm (Dunnet and Robins Nest), which are official residential units (see Town and Country Planning below). There are two further mobile homes adjacent to Copper Mine Lodge, which are unofficial units of accommodation.

In addition, there is a fifth mobile home (third party ownership) which is situated on land to the north (will be removed end August 2024). The owner of the mobile home currently pays a ground rent for the stationing of the mobile home on the land.

THE SWIMMING POOL

Contained within the grounds is an outdoor swimming pool with cover.

THE BUILDINGS

Between Orchard View Lodge and the Main House is a range of buildings being a useful Workshop, adjoining two storey Store Barn and 3 further smaller workshops and store over – all with potential for conversion, subject to all necessary consents and approvals.

TOWN AND COUNTRY PLANNING

Certificates of Lawfulness for Existing Use or Development have been granted on Copper Mine Lodge (PA21/07567 dated 6.12.2021), Orchard View Lodge (PA21/07568 dated 14.1.2024), Dunnet and Robins Nest (PA23/02808 dated 19.5.2023). These Certificates confirm the use of these buildings and mobile homes as lawful residential dwellings. Further details can be viewed on the online planning register on www.planning@cornwall.gov.uk

TENURE AND POSSESSION

Freehold. All of the dwellings will be sold either with vacant possession or subject to existing residential assured shorthold tenancies. The lettings are managed by the vendors.

VIEWING

Strictly & only by prior appointment with Stags' Truro office on 01872 264488. At least 72 hours notice required please. Please note it is not possible to view inside all dwellings.

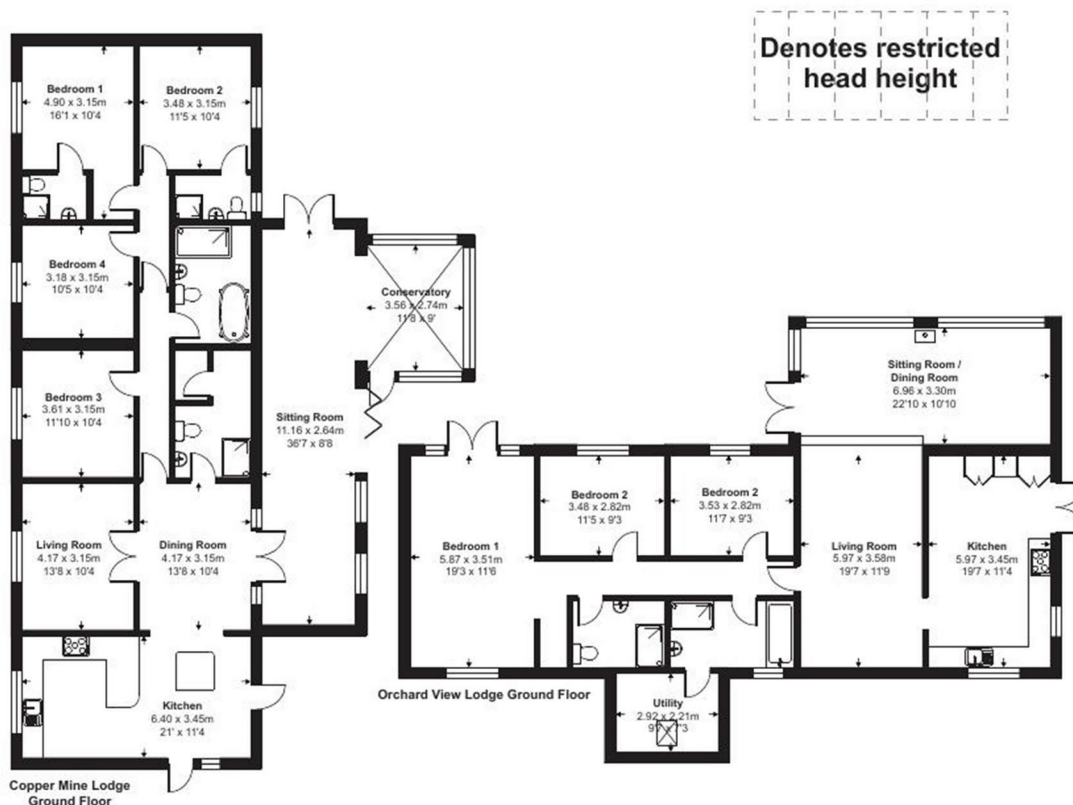
DIRECTIONS

Travelling westbound on the A30(T) Camborne and Redruth by-pass, exit at Camborne West. Drive up the slip-road, take the left-hand lane and bear to the left to the roundabout. Take the first exit towards Camborne and at the mini roundabout continue straight over and drive into the centre of Camborne. At the roundabout turn right and drive for about 300 yards to the next mini roundabout and again turn right towards Praze an Beeble. On the edge of Camborne, turn left towards Treslothan and Troon, drive through the woods, pass the turning to Treslothan Church and continue up the hill. On reaching the 30mph sign, take the right turning after about a further 30 yards (unsignposted) and then bear immediately to the left. Stay on this road until reaching the crossroads. At the crossroads turn right, drive for about 200 yards and bear to the right. Pass the Test Mine, pass the Victorian lamppost and Chapel Hill Farm will be seen on the left.

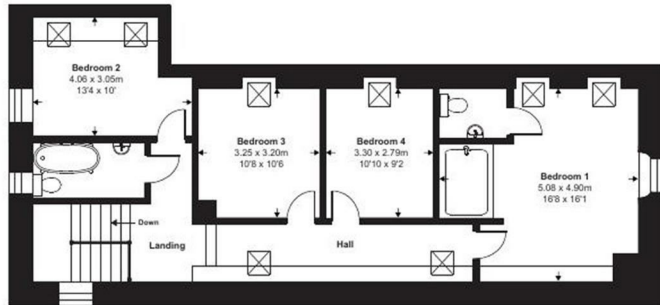
SERVICES

Water: Private bore hole supply which serves all units. Mains electricity: connected. Private drainage: combined system with two onion septic tanks and old style septic tank. Heating: The Farmhouse - electric AGA and oil-fired Rayburn. Oil-fired central heating. Multi-fuel burner. Loftly View Flat - oil fired central heating from The Farmhouse. The Old Chapel - underfloor heating on ground and first floor, boosted by photovoltaic panels (owned). Multi-fuel burner. Orchard View Lodge - bottled gas central heating. Copper Mine Lodge - oil-fired central heating. Swimming Pool - heat exchanger (boiler not in working order). Mobile Homes - all have woodburners, except Dunnet.

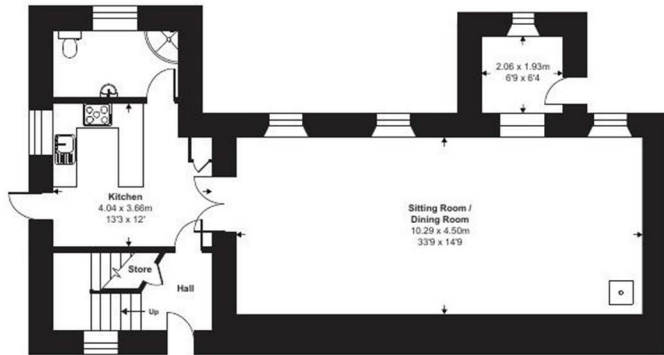
Ultrafast Broadband Available (Ofcom). Mobile Phone Indoors - O2 Likely, EE, Three, Vodafone Limited signal and Outdoors - O2, EE, Three, Vodafone 'Likely' (Ofcom).



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.



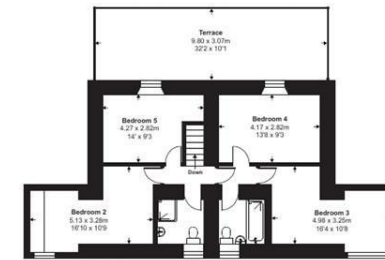
The Old Chapel First Floor



The Old Chapel Ground Floor

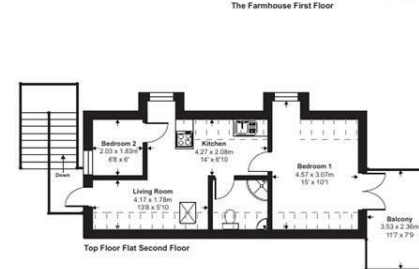
The Farmhouse Approximate Area = 3014 sq ft / 280 sq m
 Limited Use Area(s) = 161 sq ft / 14.9 sq m
 The Old Chapel = 1793 sq ft / 166.6 sq m
 Copper Mine Lodge = 1868 sq ft / 173.5 sq m
 Top Floor Flat = 319 sq ft / 29.6 sq m
 Orchard View Lodge = 1512 sq ft / 140.5 sq m
 Outbuildings = 1717 sq ft / 159.5 sq m
 Total = 10384 sq ft / 964.6 sq m

For identification only - Not to scale

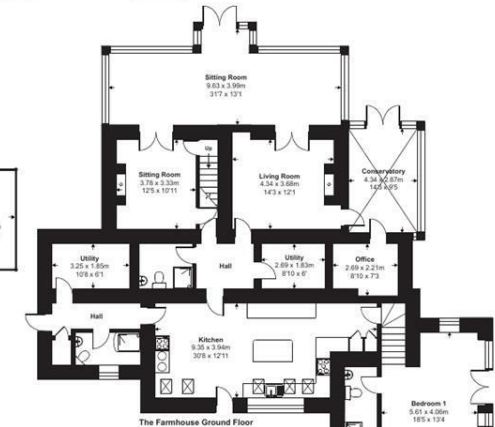


The Farmhouse First Floor

Denotes restricted head height



Top Floor Flat Second Floor



The Farmhouse Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1129319



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	71
England & Wales		EU Directive 2002/91/EC	

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