



Carloggas Farm

Carloggas Farm, Carloggas, St. Austell, Cornwall, PL26 8YS



St Austell 3 miles Carlyon Bay 4 miles
A30(T) 5 miles

An individually situated country small-holding with landscape views

- No Chain
- 3 Bedroom Cottage
- Distant Views
- Stables
- Garage/Workshop
- Barn (Potential for Conversion STP)
- Surrounding Land
- Total About 9.56 Acres
- Freehold
- Council Tax Band C

Guide Price £525,000



SITUATION

Carloggas is a small hamlet about 3 miles from the town of St Austell and 5 miles from the A30(T) Innis Downs Roundabout. It stands in an elevated and commanding position taking full advantage of some superb landscape views into the distance.

THE APPROACH

The approach to Carloggas Farm is over a private, initially shared at the entrance only, concreted and Cornish hedged drive which leads to a concreted yard beside the house and buildings.

THE PERIOD HOUSE

The house offers two-storey accommodation with some wonderful countryside views.

On the ground floor is a spacious Conservatory with a pair of double-glazed doors, flowerpot shelving, tiled floors and triple aspect, and adjoining is a fine Living Room with wooden floor with multi-fuel burner set in granite fireplace with display recess to side, window seats, ceiling timbers, turning balustrade stairs off to first floor and secondary fireplace recess.

At the rear is a Kitchen and small Dining Room with range of matching base and eye level units with rolled worktop surfaces to splashback tiling, stainless steel single drainer sink unit, integral refrigerator freezer, inset electric oven and grill with four bottled gas rings and extractor hood over, and corner stone fireplace with raised multi-fuel burner on granite hearth. Off is a Utility Room with stainless steel single drainer sink unit with double cupboard under, range of wall mounted double cupboards, worktop surfaces and plumbing for washing machine and the oil-fired boiler.

On the first floor are three Bedrooms with timber flooring and a fully tiled Shower Room with a large quadrant shower, inset basin and bathroom furniture and wc, chrome heated towel radiator and double aspect.

THE GARDENS

To the front and sides of the cottage, below a raised decked seating area, are untended gardens with flowerbed borders all contained within Cornish hedge boundaries. Greenhouse.

THE BUILDINGS

There is a useful array of buildings with Carloggas Farm, many of which are centred directly off the concreted yard on the western side of the house. They include the following:-

The Barn

With concrete base and double-glazed windows. (It is considered the barn could be adapted or converted to suit a variety of purposes – subject to all necessary consents and approvals).

Double Garage

Of block construction with double-glazed windows, concrete base, power and lighting, roof storage space, wide sliding vehicular doors and door to:

Workshop

With concrete base, workbench, power and lighting, roof storage over and double-glazed doors and windows. Door to:

Store Room

With concrete base, double-glazed window, power and lighting and roof storage over.

Traditional Livestock Pens

Of granite construction and divided into a number of stores.

Stable Block 1

Of timber and metal clad construction divided into three stables each about 11'9 x 11'6 with overhang, kicking boards and stable doors with kickers.

Stable Block 2

Of timber and metal clad construction divided into Tack Room about 11'4 x 8'9 with work surface, lighting, concrete base and triple glazed window; Feed Store about 12'4 x 7'6 with lighting and door to Stable about 12'8 x 12'4 with lighting and wide stable door opening directly to field.

Machinery Shed

Approached over a stone driveway, an open fronted timber and metal clad Machinery Shed about 38' x 35' with adjoining open fronted timber and metal clad Store/Livestock Shed about 22' x 22'.

THE LAND

The land with Carloggas Farm is divided into a number of enclosures which lie to the front, sides and rear of the cottage and buildings. Although there is a footpath which crosses part of the land, shown on the definitive map, the route taken by users is over an adjoining lane to the north of the property. In total, Carloggas Farm extends to about 9.56 acres.

VIEWING

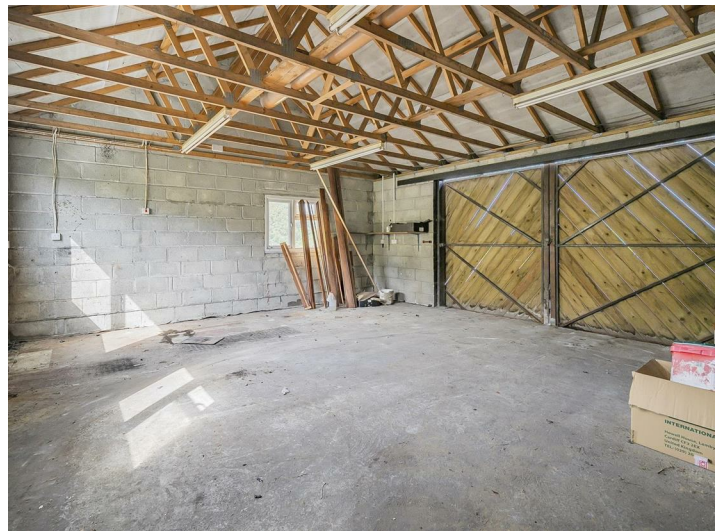
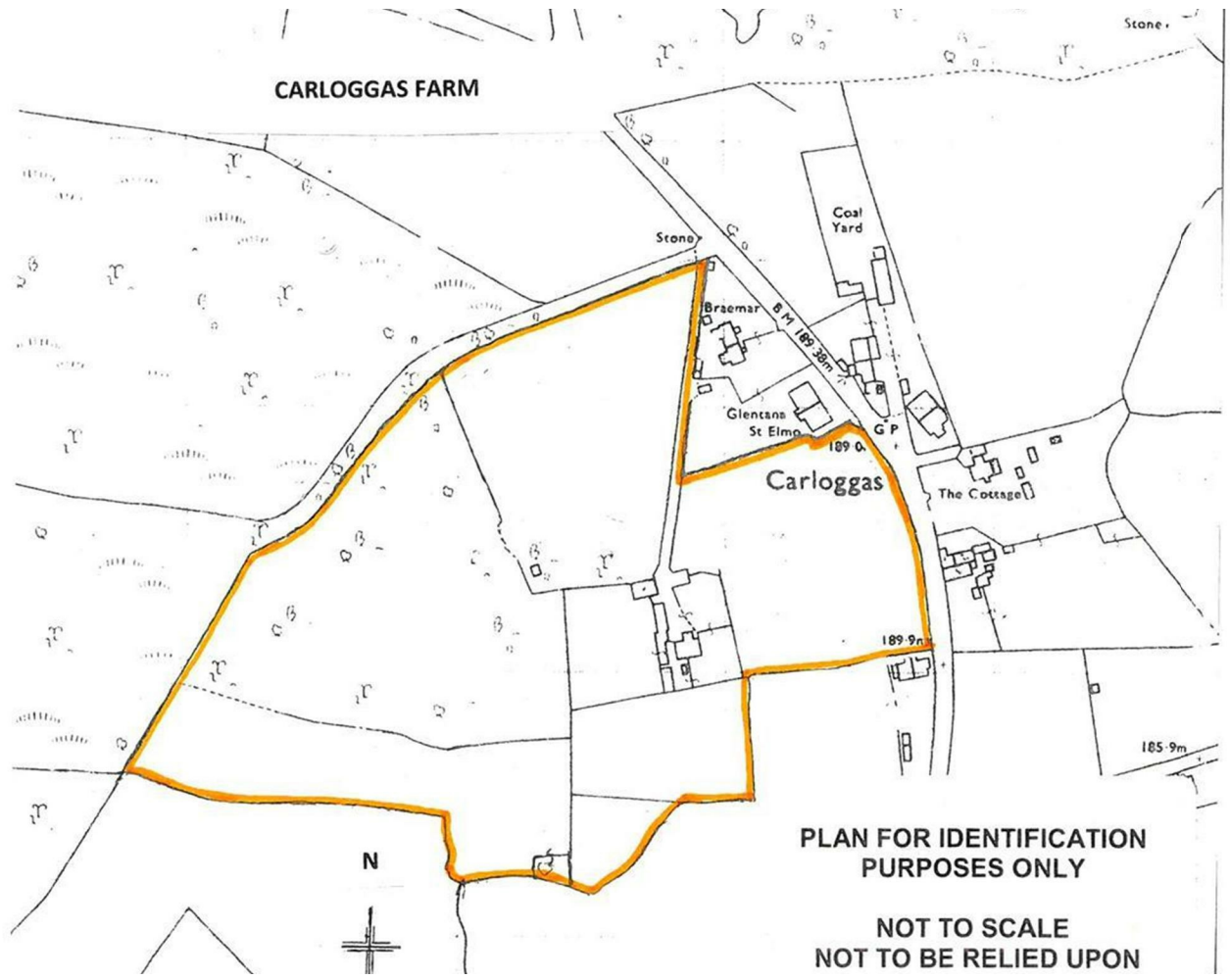
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

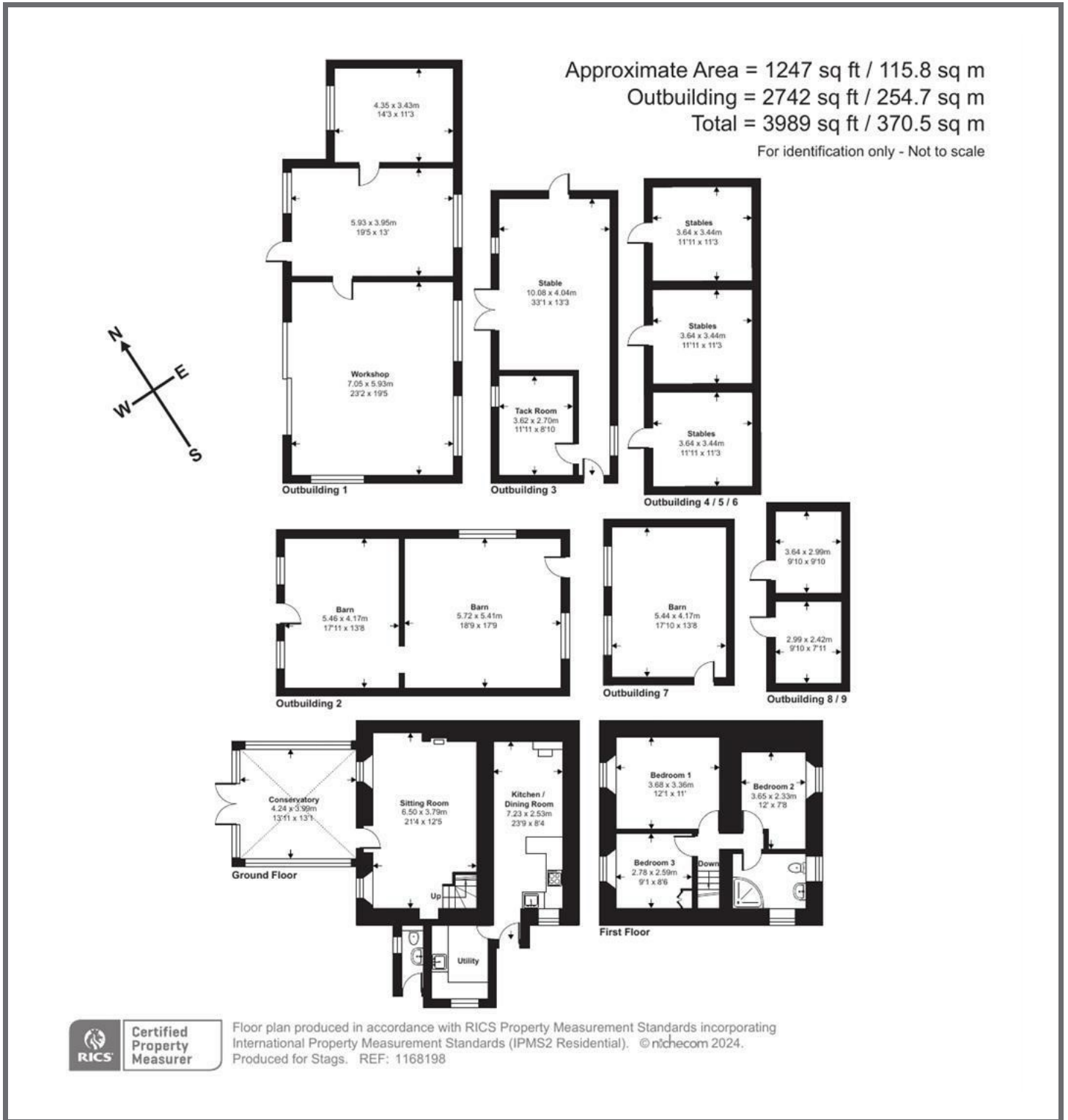
DIRECTIONS

Travelling east or west bound on the A30(T), exit at Innis Downs Roundabout to the west of Bodmin. Follow the signs to Bugle and drive to the centre of the village. At the traffic lights turn left. Drive for about a mile, pass the turning to the left towards Luxulyan and Rescorla, pass the turning to the right to Treverbyn and the straight concreted entrance land to Carloggas Farm will then be seen on the right-hand side after about a further 50 yards immediately after the 30mph sign. There is a Carloggas nameplate at the end of the lane.

SERVICES

Private spring water supply - currently unfiltered (we understand a mains water supply crossed the farm). Mains electricity. Private drainage (type unknown). Oil-fired central heating. Part electric underfloor heating (part unused for many years). Standard and Superfast Broadband available (Ofcom). Mobile coverage likely to be limited inside from EE and likely to be available from O2 and Vodaphone; and outside likely from EE, Three, O2 and Vodaphone (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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-78) C	(55-65) D
(55-68) E	(45-54) F	(35-44) G	(2-48) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	57
England & Wales		33	57

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