



Coldharbour Farm







Coldharbour Farm

Silverwell, Blackwater, Truro, Cornwall, TR4 8JE

Truro 6 miles St Agnes 4 miles Perranporth 4 miles A30(T) 1.5 miles

A wonderful lifestyle opportunity comprising a holiday complex of four properties, wellness retreat and 15 acres of land and woodland - located between Truro and St Agnes

- 5 Bedroom Main Farmhouse
- 1 Bedroom Studio (Holiday Use)
- Studio/Office for Yoga, Therapies, Workshops etc & Outbuildings
- Pasture Land & Woodland with Stream Frontage
- Freehold
- 4 Bedroom Period Cottage
- 3 Bedroom Converted Barn
- Ultrafast Broadband Available
- About 15 Acres
- Business Rated. Main House & Barn Council Tax Band G

Guide Price £1,750,000

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SITUATION

Coldharbour Farm is situated on the edge of the hamlet of Silverwell between Truro and St Agnes on the north coast. There is a junction to the new A30(T) about 1.5 miles to the south and the north coast with its various surfing beaches is a few miles to the north.

THE PROPERTY

Coldharbour Farm presents to the market a diverse property with a number of quality property assets which would suit multi-generational living, purchasers looking to generate a good income or a combination of both. The current owners have run this wonderful property as a holiday, retreat and wellness venue.

The approach is over a public byway to a stone chipped car park for various holiday guests from which a herringbone driveway leads to “private” parking adjacent to the Main House and Barn.

THE MAIN HOUSE

On the ground floor is a glazed Entrance Hall, Inner Hallway, wonderful Sun Room with wood-burner, a large Dining Room, bespoke Kitchen with granite work surfaces, second Sun Room, Laundry Room and Cloakroom. On the first floor are 5 Bedrooms, 2 of which offer En Suite Facilities and a Family Bathroom. Outside is a private garden.

THE COTTAGE (Sleeps 7)

A well-presented attractive and period Cottage with, on the ground floor, an Enclosed Entrance Porch, Living Room with feature fireplace with wood-burner on a slate hearth, Dining Room, well fitted Kitchen, Utility Room, Bathroom and twin Bedroom. The first floor offers 2 Double Bedrooms, Single Bedroom and a Shower Room. Outside the cottage has its own private garden.

BARN (Sleeps 6)

Offering reverse level accommodation, on the ground floor are 2 Bedrooms, a fine Bathroom and Laundry Room with above, on the first floor, an Open-plan Kitchen/Living Room and a 3rd Bedroom.

THE STUDIO (Sleeps 2)

A fine single storey unit (restricted to holiday use) with Open-plan Kitchen/Living/Sleeping Room and a separate Shower Room. Outside is a decked seating area over the garden.

THE BUILDINGS

General Purpose/Studio/Office Building

This building adjoins the main house at the rear and offers a large Hall/Studio, a fine Reception Room, Kitchen, Bathroom Facilities and Office. It is considered that this building lends itself to a variety of possible uses and could also provide a further residential unit of accommodation – subject to all necessary consents and approvals. Indeed, the current vendors have used the Hall/Studio as a yoga studio and the office as a complimentary health clinic.

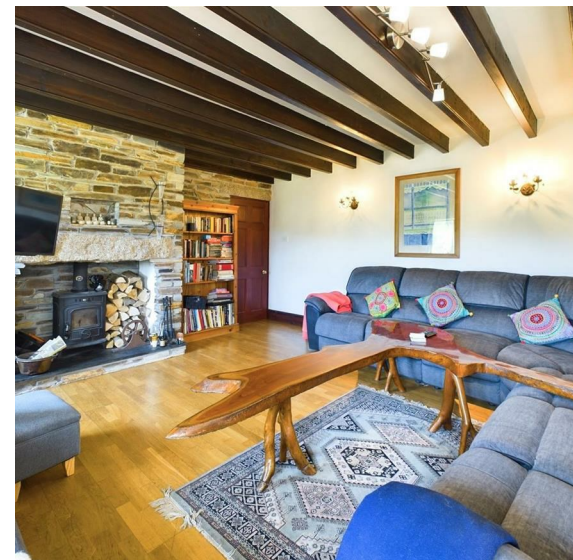
Garaging/Workshop/Store

Ancillary Building and Outbuildings

THE LAND

Lying adjacent to the various properties are pasture fields offering potential for rewilding, permaculture and nature retreats, which adjoin a fine run of attractive mixed valley woodland with stream frontage along the western boundary. The land and woodland offers a fine natural haven for wildlife and good environmental and conservational appeal. Indeed, part of the land overlooks the stunning Hayman Nature Reserve – an all year round a bird sanctuary.

Within the land are the rings to a commercial Polytunnel which is currently uncovered., A replacement cover and end doors are on site and will be included in the sale.





VENDORS COMMENT

"Coldharbour Farm is a rare and soulful offering - an authentically restored farmstead and multi-dwelling sanctuary, lovingly reimagined as a place of rest, healing, and reconnection. Set amidst fifteen acres of woodland, pasture, and a stream-lined valley between the north Cornish coast and Truro, it has been a haven for our family and for guests seeking peace through nature, creativity, and community. With multiple dwellings, a purpose-built studio, and modern infrastructure including ultrafast broadband, the property is beautifully suited to life for multi-generational living, as a wellness retreat, artist's residency, eco-living project, or therapeutic space -offering both inspiration and quietude in equal measure."

THE BUSINESS

Coldharbour Farm offers a property with a great deal of versatility to suit a wide variety of purchasers - both residentially and/or commercially minded. In recent times, the vendors have run a successful holiday letting business and retreat with returning visitors and new guests via sykescottages.co.uk. Accounts can be made available to interested and proceedable parties after viewing.

TENURE AND POSSESSION

Freehold with vacant possession. Completion end October 2025 - subject to monthly rolling extensions. Please liaise with the agents.

OUTGOINGS

The main House and Barn Council Tax Band G. The Cottage and Studio are currently business rated - current rateable value is £6,400.

RIGHTS OF WAY

On the Cornwall Council interactive map, there are is a bridleway which crosses part of the property.

FIXTURES, FITTINGS, CONTENTS AND FURNISHINGS

The hot tub, woodburners, freestanding cooker in the kitchen in the to the General Purpose/Studio/Office building are included in the sale.

The contents and furnishings in The Cottage, The Studio and Barn (except a few personal belongings to be itemised) are included in the sale. If desired, the contents and furnishings in the main house, as well as external items of equipment etc, may be available by negotiation.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. Viewings will need to be on a Friday being a changeover day between 1030 and 1400 hours.

DIRECTIONS

From Truro take the A394 westwards to the A30(T). At the roundabout take the exit onto the A3075 towards Perranporth. Drive for about half a mile and take the first turning to the left towards Perranporth. Pass the pine trees on the left-hand side and take the next turning to the left. Follow the road around to the left and right and where the road bears to the left, continue straight onto a stone lane, at the lower end of which bear to the right into the car parking area into Coldharbour Farm.

SERVICES

Mains water and electricity connected. Private drainage systems. Ultrafast Broadband connected to the Main House and subsequently networked to the other property assets. LPG central heating to the Main House, The Cottage and Barn. Woodburners in the main house (one of two woodburners heats a back boiler that serves the central heating), The Cottage, and The Studio. Electric radiators to The Studio. Thermal solar panels (no feed-in tariff) boosting domestic hot water and central heating to the Main House.

Broadband: Standard and Ultrafast available (Ofcom). Mobile Telephone: EE, 02, Three and Vodaphone limited inside the main house and likely outside (Ofcom).

Approximate Gross Internal Area
The Farmhouse = 258.37 sq m / 2781.10 sq ft
General Purpose / Studio / Office Building = 110.43 sq m / 1188.66 sq ft
The Barn = 72.37 sq m / 778.96 sq ft
Total = 441.17 sq m / 4748.72 sq ft



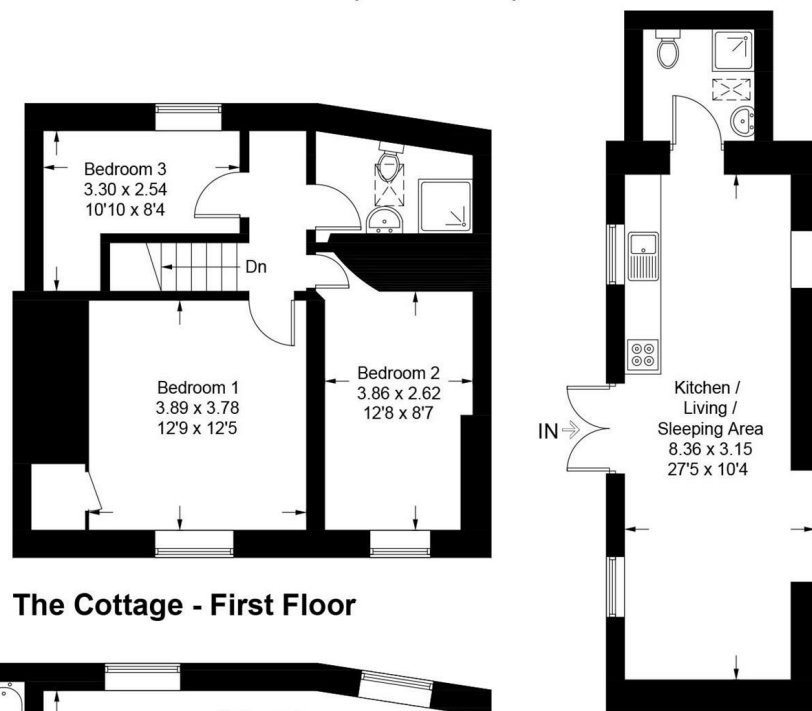
Illustration for identification purposes only, measurements are approximate,
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars 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.

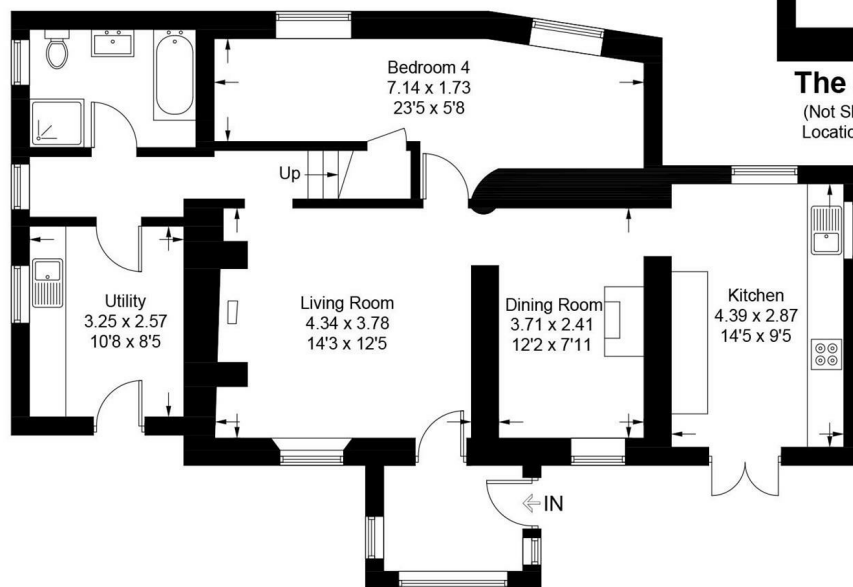
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

The Cottage = 134.7 sq m / 1450 sq ft
 The Studio = 28.4 sq m / 306 sq ft
 Total = 163.1 sq m / 1756 sq ft



The Cottage - First Floor

The Studio
 (Not Shown In Actual Location / Orientation)



The Cottage - Ground Floor

Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplan123.com © (101102875)



