



Chapel Hill Farmhouse,







Chapel Hill Farmhouse,

Plantation, Troon, Camborne, Cornwall, TR14 9JP

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

A rural holding warranting investment with far-reaching views, a number of residential property assets, grounds and land

- 5-Bedroom House 3,014 sq ft
- 1-Bedroom Self-contained Flat 319 sq ft
- 3-Bedroom Residential Timber Lodge 1,512 sq ft
- 2 Fully Residential Mobile Homes
- Multiple Parking & Outbuildings
- Orchard, Gardens & Vegetable Garden
- Paddock & Stables
- Total about 4 acres
- Freehold
- Council Tax Bands A, A & D

Guide Price £565,000

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SITUATION

The property stands in a commanding rural position with tremendous views to the west 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 Camborne about 3 miles to the north.

THE DWELLINGS

The sale presents a tremendous opportunity to buy a well-positioned country property with a variety of residential assets, requiring some improvement, either for letting purposes or multi occupational/community living.

The accommodation to the residential dwellings are shown on the attached floor plans and comprise a spacious Farmhouse of some 3,014 sq ft; Loftly View Flat of about 319 sq ft; and Orchard View Lodge of 1,512 sq ft. In addition, there are two mobile homes (uninhabitable) in the lower grounds - Dunnett and Robins Nest - which benefit from a separate vehicular access and offer official residential units (see Town and Country Planning below).

THE BUILDINGS

Between Orchard View Lodge and the main house are a range of buildings being a useful workshop, adjoining 2-storey Store Barn and 3 further smaller Workshops and Store over – all with potential for conversion (subject to all necessary consents and approvals.)

THE GARDENS, GROUNDS AND LAND

Adjacent to the Farmhouse and Orchard View Lodge are gardens with below an Orchard well stocked with a number of fruiting trees. To the east, is an old Vegetable Garden including some polytunnel rings (no cover). Generally the grounds are quite overgrown and are in need of some attention. The land comprises a paddock with hedged borders and a number of tree standards. Nearby are a pair of stables. In total, the property extends to about 4.06 acres.

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





SERVICES

Mains electricity connected. It is envisaged that the purchaser will sink a borehole and a quotation has been obtained which is included within the auction legal pack (a temporary private water supply from retained land will be provided for a period of six months following completion of sale). Private drainage.

Heating - oil-fired central heating, electric Aga, oil-fired Rayburn and multifuel burner to the Farmhouse; Loftly View Flat - oil-fired central heating from the Farmhouse; Orchard View Lodge - bottled gas central heating.

Broadband: Ultrafast Broadband available (Ofcom). Mobile telephone: 02 likely and EE, Three and Vodaphone limited inside. 02, EE, Three and Vodaphone likely outside (Ofcom).

FENCING COVENANT

The vendors will erect a new 6' high hit and miss timber fence between points A, B, C and D and as shown on the attached plan for identification purposes only within two months of completion.

TENURE AND POSSESSION

Freehold with vacant possession. Sold as seen except - some personal items of furniture to be removed (the vendors may be able remove some of the rubbish on site prior to completion, otherwise Chapel Hill Farmhouse is sold as seen).

VIEWING

Strictly by prior appointment with Stags' Truro office on 01872 264488. Please note that viewings will be at specified times.

DIRECTIONS

From Camborne take the B3303 towards Praze an Beeble. On the edge of the town, turn left towards Treslothan and Troon, drive through the woods and continue up the hill. On reaching the 30mph sign, after about a further 30 yards turn right (unsignposted) and then bear immediately to the left. At the crossroads, turn right, drive for about 200 yards and bear right, pass the Victorian lamppost and Chapel Hill Farmhouse will be seen on the left-hand side after a short distance. please drive into the entrance beside the For Sale Board.

PHOTOGRAPHS

Some of the photographs were taken in 2024. Not all of the rooms display now as furnished.

The Farmhouse Approximate Area = 3014 sq ft / 280 sq m

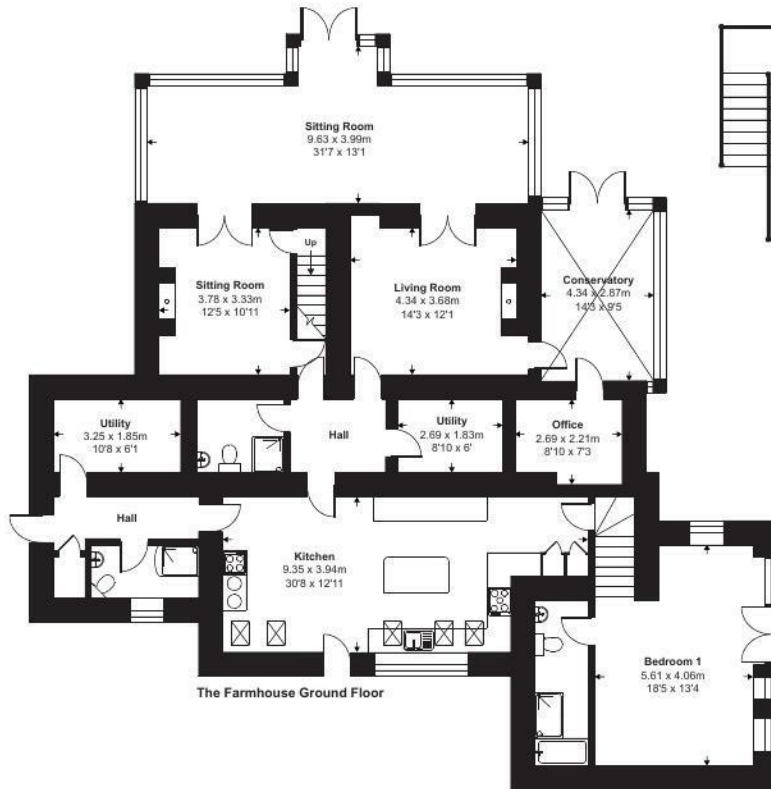
Limited Use Area(s) = 161 sq ft / 14.9 sq m

Top Floor Flat = 319 sq ft / 29.6 sq m

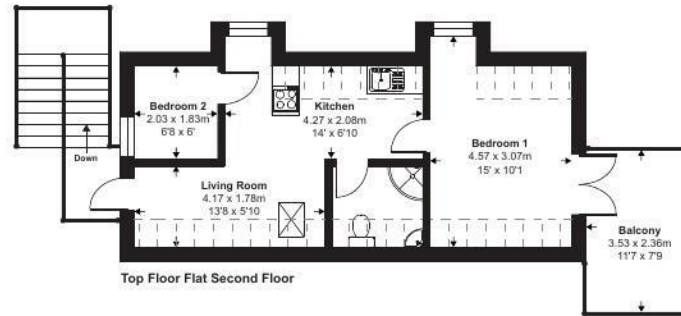
Orchard View Lodge = 1512 sq ft / 140.5 sq m

Total = 5006 sq ft / 465 sq m

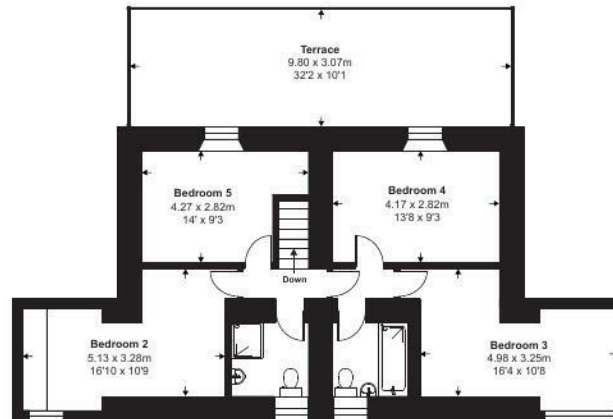
For identification only - Not to scale



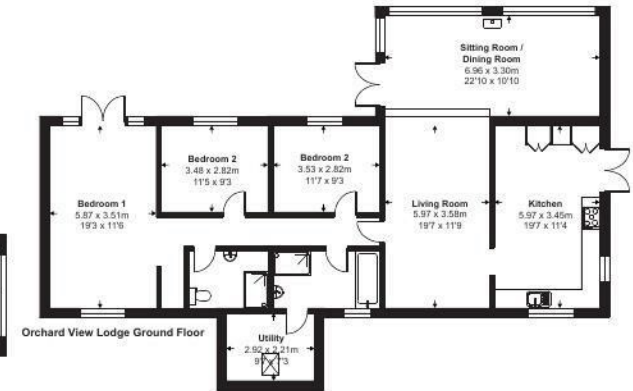
The Farmhouse Ground Floor



Top Floor Flat Second Floor



The Farmhouse First Floor



Orchard View Lodge Ground Floor

Denotes restricted head height



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



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	54	71
EU Directive 2002/91/EC		



