



Coldharbour





# Coldharbour

Silverwell, Blackwater, Truro, Cornwall, TR4 8JE

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

Substantial 4 bedroom country house, 3 bedroom barn, various buildings and 12.50 acres of land and woodland - located between Truro and St Agnes

- 5 Bedroom Main Farmhouse
- Studio/Office for Yoga, Therapies, Workshops etc & Outbuildings
- Ultrafast Broadband Available
- About 12.50 Acres
- 3 Bedroom Converted Barn
- Pasture Land & Woodland with Stream Frontage
- Main House & Barn Council Tax Band G
- Freehold

Guide Price £975,000

## 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 variety of property assets - which would suit multi-generational living or purchasers looking to generate a good income.

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.

## BARN

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 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 to the west, east and north various 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.

**TENURE AND POSSESSION**

Freehold with vacant possession. Completion in 6 months.

**OUTGOINGS**

The main House and Barn Council Tax Band G.

**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 woodburner and freestanding cooker in the kitchen in the to the General Purpose/Studio/Office building are included in the sale.

**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 system. Ultrafast Broadband connected to the Main House. LPG central heating to the Main House and Barn. Woodburners in the main house (one of two woodburners heats a back boiler that serves the central heating). Thermal solar panels (no feed-in tariff) boosting domestic hot water and the central heating to the Main House.

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

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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, not to scale. Fourlabs.co © (ID1174547)



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