



Nancrossa Farm, Rame Cross, Penryn, TR10 9EA

Guide Price £550,000

A charming 4 bedroom detached period farmhouse, with outbuildings and plentiful parking. Approached at the end of a long private drive, the property is set well back from the road, enjoys an enclosed rear garden, and is surrounded by farmland and countryside, offering significant 'value-add' potential with scope to convert the outbuildings (subject to planning) or at the very least, provides prospective purchasers with a large amount of space for storage etc.

Key Features

- Charming detached farmhouse
- Highly convenient location yet 'tucked-away'
- Private garden
- Far-reaching rural views
- 4 bedrooms and 2 bathrooms
- Various outbuildings
- Wide array of parking
- EPC rating E



THE LOCATION

Located along a long private drive in the hamlet of Rame Cross, which benefits from a public house and a convenience store/post office.

The ancient borough town of Penryn and university campus at Tremough are approximately three miles distant, beyond which lies the port of Falmouth, offering an excellent range of shopping and commercial facilities, together with many restaurants, sandy beaches, sub-tropical gardens, National Maritime Museum, and exceptional water sports amenities on the unrivalled day-sailing waters of the Carrick Roads (Fal Estuary), tree-lined tributaries and Falmouth Bay.

The market town of Helston, approximately five miles distant, provides a further range of shopping and schooling amenities. The beautiful North Helford area and picturesque sailing waters of The Helford River are also within just a few minutes' drive, with boatyard repair and laying-up facilities at Gweek, and sailing clubs at Port Navas and Helford Passage.

With the cathedral city of Truro, the county's leading administrative, commercial and retailing centre, within an approximate twenty five minute drive, 'Nancrossa Farm' is perfectly positioned for these excellent surrounding amenities and the breath-taking south Cornish coastline.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

ENTRANCE HALL

Half glazed entrance door. Stairs to first floor.

SITTING ROOM

13'11" x 9'6" (4.25m x 2.91m)

Window overlooking the front garden. Stone fireplace with granite lintel. Please note: the vendors are removing the wood-burning stove and therefore this will not be included in the sale. TV aerial point. Radiator.

DINING ROOM

14'7" x 11'3" (4.45m x 3.44m)

Large feature fireplace with wood-burning stove, stone surround, granite lintel and slate hearth.

REAR KITCHEN

12'0" x 10'6" (3.66m x 3.21m)

Window overlooking the rear elevation. Fireplace incorporating wood-burning stove. Cupboard in chimney breast recess, with slatted shelves and Grant oil fired central heating boiler. TV aerial point. Under-stair storage cupboard. Half glazed door to the exterior, and door to the:-

MAIN KITCHEN

12'3" x 12'1" (3.74m x 3.70m)

Window overlooking the rear elevation. Base and eye level units, one and a half bowl stainless steel sink/drain, Zanussi integral oven with hob and extractor fan. Space and plumbing for dishwasher and washing machine. Walk-in larder cupboard. Door to the:-

WET ROOM

Low flush WC, pedestal wash hand basin, Triton electric shower. Extractor fan. Frosted window to the side elevation.

FIRST FLOOR

LANDING

Window overlooking the rear elevation. Loft access with ladder to a large attic space with light.

BEDROOM ONE

13'1" x 12'3" (4.00m x 3.75m)

Window to the front elevation enjoying far-reaching rural views with the sea in the distance. Radiator.

BEDROOM TWO

12'3" x 11'6" (3.75m x 3.51m)

Window to the front elevation enjoying far-reaching rural views with the sea in the distance. Radiator.

BATH/SHOWER ROOM

A white four-piece suite comprising low flush WC, pedestal wash hand basin, panelled bath and separate shower cubicle. Tiled flooring. Heated towel rail, electric shaver point. Frosted window to the front elevation.

BEDROOM THREE

13'1" x 9'7" (4.00m x 2.93m)

Window overlooking the rear elevation. Radiator.

BEDROOM FOUR

11'6" x 9'6" (3.51m x 2.91m)

Window overlooking the rear elevation. Radiator.

THE EXTERIOR

ATTACHED STONE BARN

40'10" x 16'7" (12.46m x 5.08m)

A traditional single storey stone barn with new slate roof including replacement roof trusses. An ideal conversion opportunity (subject to consents) to provide an additional dwelling for a relative, or as a source of letting income. Velux windows. Window to the rear elevation. Pressure vessel and filters for private borehole water supply.

DETACHED TWO STOREY STONE BARN

62'4" x 14'3" plus 17'4" x 15'3" (19.00m x 4.35m plus 5.29m x 4.65m)

An attractive building with stone elevations, granite lintels and quoins. Approximately 2,100 square feet of internal space, offering huge potential. Modern steel corrugated iron roof. The ground floor is divided into four sections, with one large area to the first floor.

STONE GARAGE/WORKSHOP

Corrugated iron roof with new trusses. Three sections including substantial granite dividing wall.

FORMER GARAGE/WORKSHOP

Of concrete block construction.

FORMER CHICKEN HOUSE

In need of investment/renovation.

GARDEN

From the driveway, a pedestrian gateway opens onto the garden, creating a safe area for children and pets. Enclosed within a granite wall and mainly laid to lawn, the garden enjoys privacy and a sunny southerly aspect with deep flower beds.

GENERAL INFORMATION

SERVICES

Private water and drainage. Mains electricity. Telephone points (subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

ACCESS AND RIGHTS OF WAY

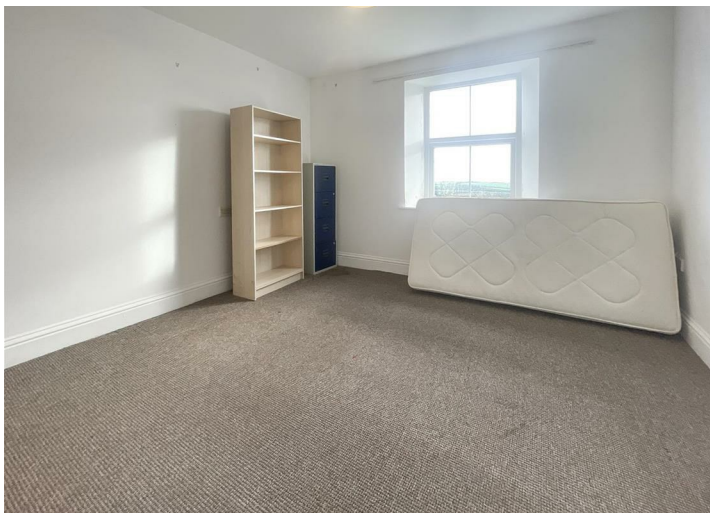
The vendors are retaining the surrounding farmland, some of which housing solar panels. The first section of the entrance lane will be retained, and the new owners will possess a right of way to access the house and outbuildings. There will also be a right of way through the farmyard, to the rear fields.

VIEWINGS AND ENQUIRIES

All enquiries and viewing requests are to be made through the vendor's Joint Agents: Laskowski & Co (01326 318813 and info@laskowskiandcompany.co.uk) and Phillip Martin (01872 242244 and sales@phillip-martin.co.uk).

DIRECTIONAL NOTE

From Truro, proceed in a southerly direction along the A39 towards Falmouth. At Treliever Roundabout, take the exit signposted to Helston (A394). When entering Rame Cross, the entrance to 'Nancrossa Farm' will be found on the left-hand side. The property is located at the end of this lane.





MS

Nancrossa

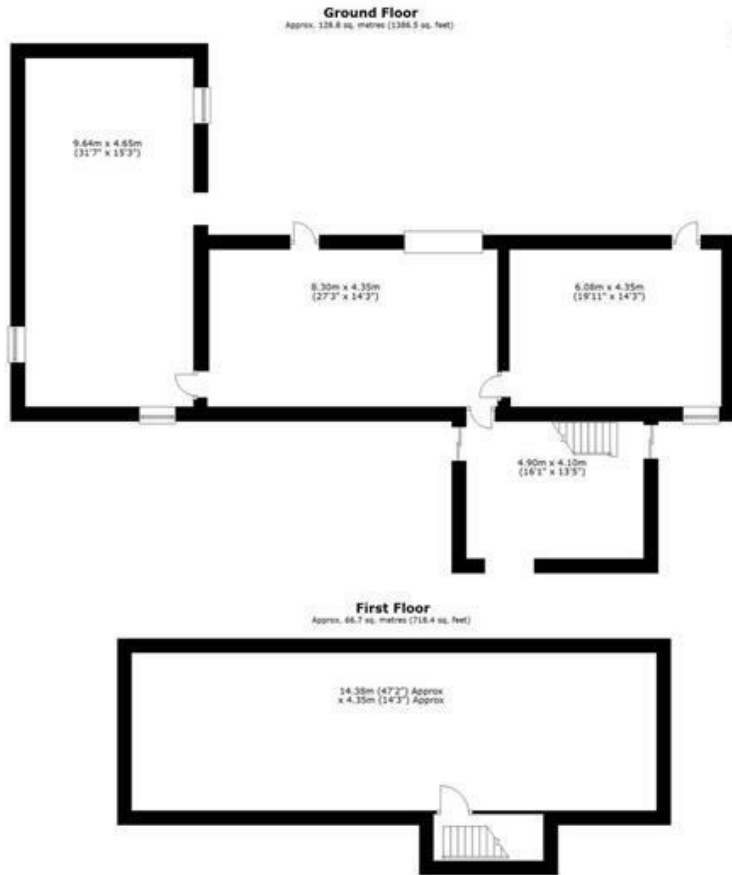
Mast (Telecommunication)

30m 45m

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Pro
LANC

Floor Plan



Total area: approx. 195.6 sq. metres (2105.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such. Plan produced using PlanIt.