



Trenderway Farm  
Nr Polperro, Looe

LODGE & THOMAS  
ESTABLISHED 1892

## Trenderway Farm

Pelynt, Nr Polperro,  
Looe, Cornwall PL13 2LY

**For the whole: Guide Price: £4,500,000**

**Lot 1** - Farmhouse, Wedding Barns, Farm Buildings, Holiday Lets, Office Building & Approx. 22.80 acres (edged red on the attached plan)

**Guide Price: £2,750,000**

**Lot 2** - Approx. 72.49 acres (edged yellow on the attached plan)

**Lot 3** - Approx. 42.05 acres (edged green on the attached plan)

**Lot 4** - Approx. 27.37 acres (edged blue on the attached plan)

**Offers Invited for the Freehold of Lots 2, 3 & 4**

Trenderway Farm has been lovingly and thoughtfully developed by the current owners since they purchased the farm in 2008. The farm is now a multifaceted property with a diversified and award-winning wedding and events venue together with holiday letting accommodation, centred within a farmstead containing the original Grade II Listed traditional farmhouse and useful outbuildings.

The modern buildings and yard are set to one side and adjacent to the original farmstead with four good livestock, machinery and general purpose sheds, the most recent of which contains a biomass boiler providing heat and the roof fitted with solar panels producing electricity.

The farmstead is conveniently located with good access off a quiet minor Council maintained lane dividing the land into two blocks, one with long frontage to a 'B' road and both with gated accesses from minor lanes.

With views from the farmstead over lakes teeming with wildlife, together with small sections of amenity woodland, the majority of the agricultural land is easily worked and productive for a variety of crops but there are steep sections at the south-western boundary suitable for livestock grazing or could be used for re-wilding.





- Multifaceted organic arable & livestock farm
- Period Grade II Listed farmhouse
- Award winning wedding & events venue
- 5 Star Holiday lets with AA Breakfast Award
- Traditional & modern farm buildings
- Renewable energy systems
- Land with lakes
- Extending in area to 164.6 acres (66.61 hectares)

## The Farmhouse (Lot 1)

This is an historic and attractive traditional L-shape farmhouse which is Grade II Listed and built mainly of stone walls which are white painted externally.

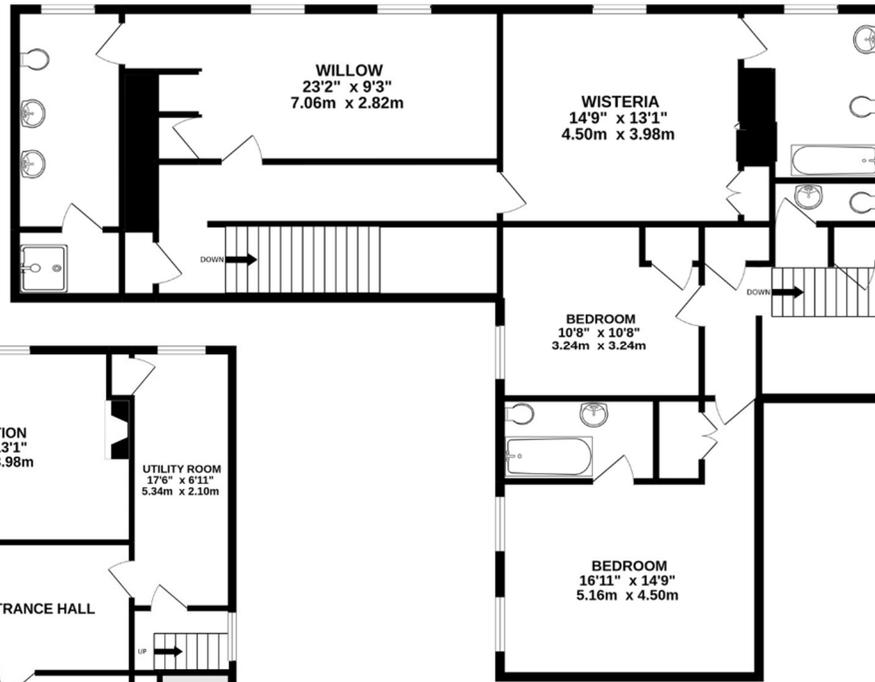
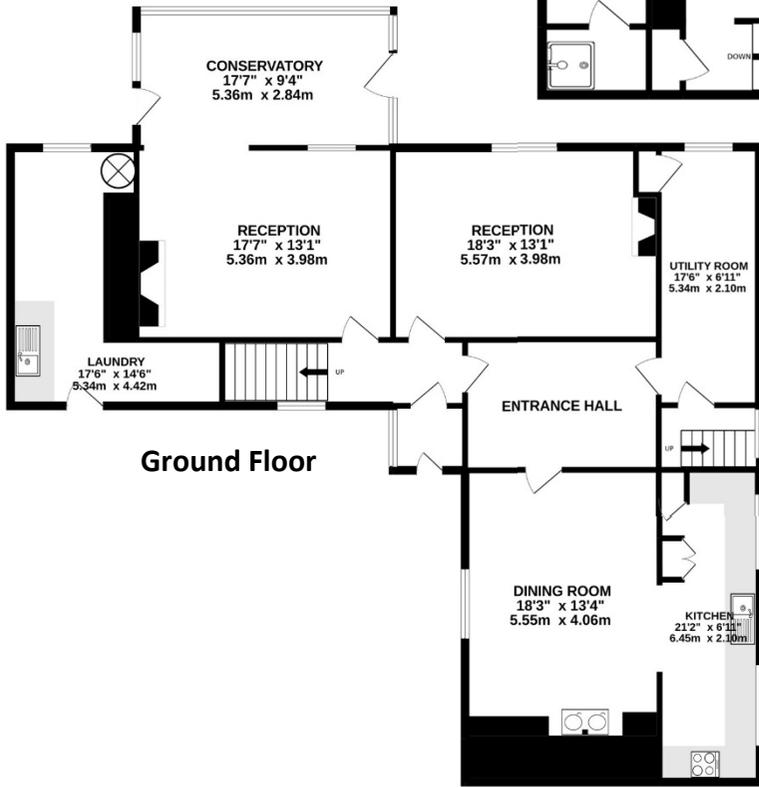
The farmhouse boasts many sought after and character features including large five oven Aga, fitted kitchen, stone fireplaces with inset wood burners, exposed wooden or tiled floor surfaces etc.

A large conservatory at the front of the farmhouse is licenced for wedding ceremonies, with capacity for up to 49 people and with an alcohol licence.

The farmhouse is set within extensive lawn gardens with part tree lined hedges and stone walled boundaries and at the rear is a small yard containing a building used as a larder and freezer/store room, a shed as well as a water well. A large laundry room built into the farmhouse has outside access from the yard.



# THE FARMHOUSE



## The Wedding Barns (Lot 1)

Originally built in the 18<sup>th</sup> Century, the principal traditional two storey L-shape barn has been converted into an award-winning wedding, events and meetings venue - see [www.trenderwayfarm.co.uk](http://www.trenderwayfarm.co.uk)

With the roof insulated with sheep's wool, the largest section known as The Linhay has dimensions approximately 18m x 6m with exposed oak boarded ground floor used as the main dining and dancing area. The oak stairs and balustrade lead to the well-designed oak galleried landing above providing a sitting and viewing area with a good size and well-fitted drinks bar within a separate room at one end. The Linhay is licenced for wedding ceremonies with capacity for up to 150 people and up to 250 for reception guests.

With the bar at one end of the galleried landing, at the other is a large room known as Mowhay Barn with exposed wood boarded floor and is licenced for wedding ceremonies for up to 150 people.

At ground floor level, adjacent to the main dining area within separate rooms are a cloakroom, toilets and a store room and at the other end is a separate fully equipped commercial kitchen, to the rear of which is a climate controlled drinks cellar.

Another section within the converted barn is known as The Library which is licenced for wedding ceremonies accommodating up to 49 people and is also used as a dining or meeting room etc.

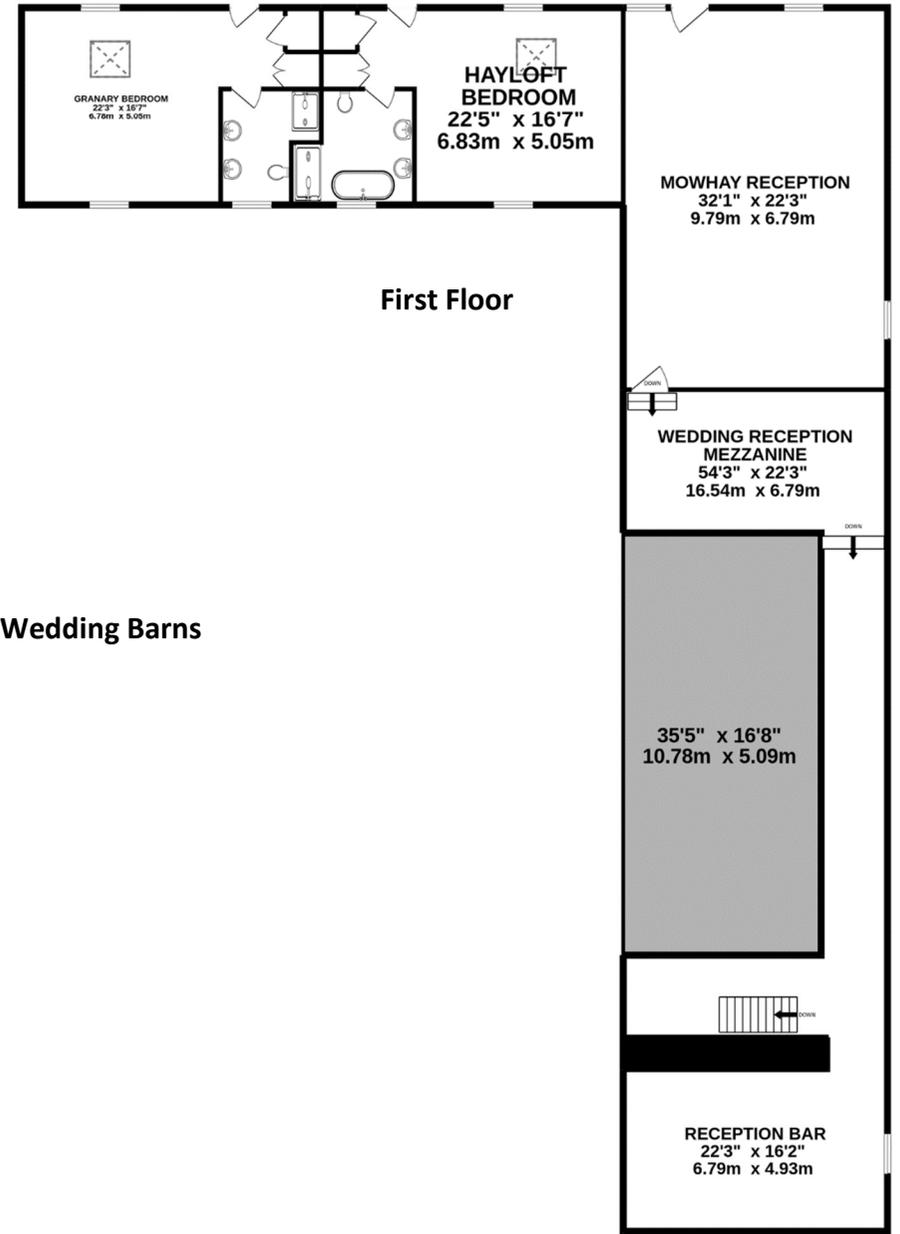
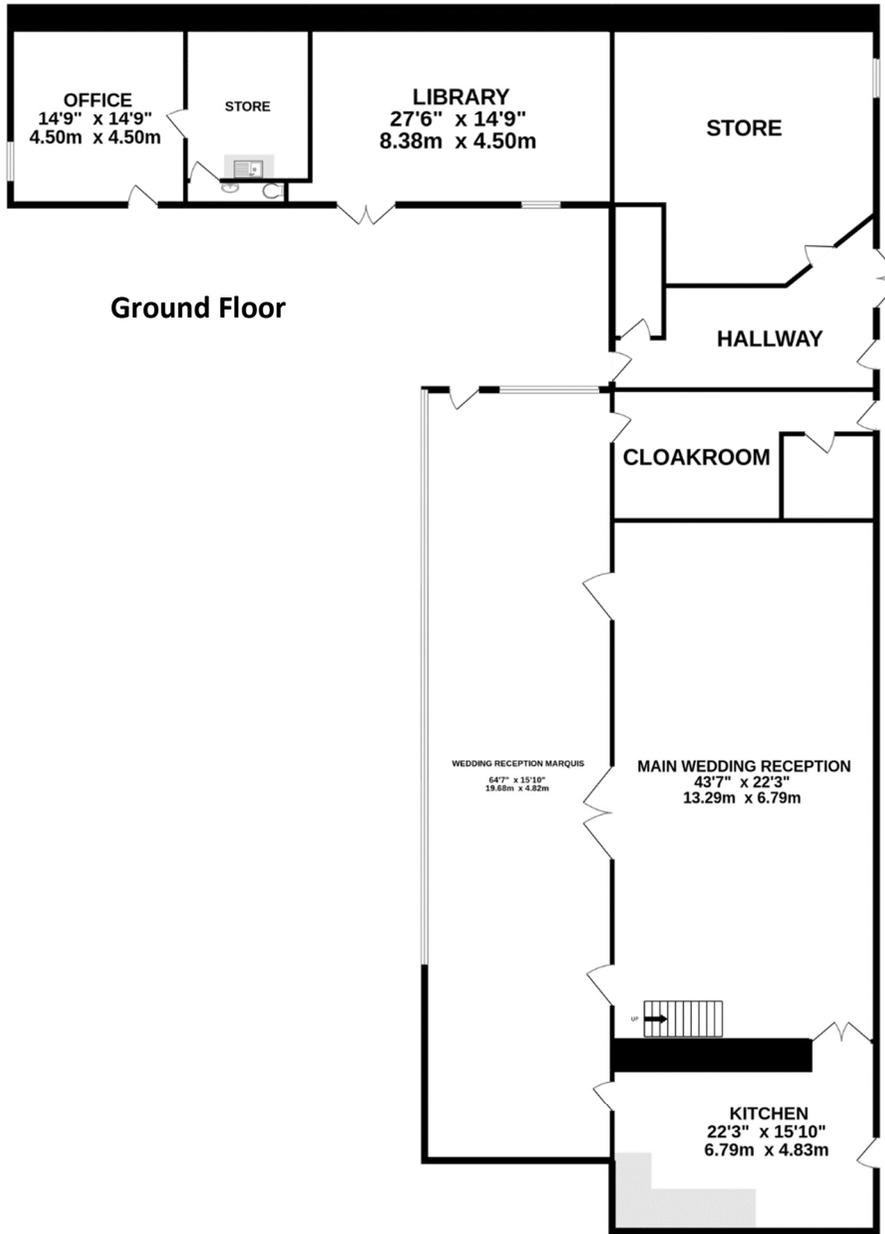
Adjacent to The Library is the reception office with store room, kitchenette, toilet and computer network cupboard etc. Externally, to the front of The Linhay is an alloy and galvanised steel frame, canvas clad marquee which contains a second drinks bar.

The fourth licenced wedding ceremony venue at Trenderway Farm is Meadow Barn with capacity for up to 150 with superb views over the valley and lakes.

The central former farmyard contains an events toilet block and linen store.







## The Farm Buildings (Lot 1)

The modern, or relatively modern, agricultural buildings have three phase electricity connected and they comprise:

**Cattle Shed** (22.5m x 9m) open to the front and built of galvanised steel frames with concrete block walls to the rear and sides and wooden spaceboard cladding over, mono-pitch Big 6 corrugated fibre cement sheeted roof and earth floor.

**Cattle Shed** (28.5m x 22.5m) built of reinforced concrete stanchions with wooden roof trusses, concrete block walls to the sides with wooden spaceboard cladding over, corrugated iron sheeted cladding to both ends, Big 6 corrugated fibre cement sheeted roof, concrete surfaced floor.

**Sheep Shed** (18m x 12m) built of galvanised steel portal frames with concrete block walls to the sides and steel cladding over, steel box profile sheeted cladding to the ends, concrete surfaced floor. This building, having been used as an apple juice pressing and processing unit, is serviced by hot water, water treatment equipment and additional three phase and AC circuits to power equipment.

**General Purpose & Biomass Shed** (24m x 18m) built of steel portal frames with reinforced concrete panels to the sides (one bay open) steel sheeted cladding over, corrugated Big 6 fibre cement sheeted roof, pair of sliding steel box profile sheeted doors at one end, part concrete surfaced floor.

## Renewable Energy Systems

Within the lower ground floor of the general purpose and biomass shed, is a 2014 HDG Bavaria Gmbh Type HGG compact 199kw biomass boiler. The timber biomass storage container and feeding equipment is within the shed above. The payments under the Renewable Heat Incentive continue until 30<sup>th</sup> June 2034, returning approximately £20,000 per annum. The system provides heating for the farmhouse, holiday lets, wedding barn and offices etc.

A 29.75kw solar electricity producing system with 109 photovoltaic panels fitted to the roof of the general purpose and biomass shed has the benefit of a Feed In Tariff contract which commenced on 1<sup>st</sup> April 2014 and the price for electricity generated linked to RPI.



### **The Holiday Lets (Lot 1)**

The luxuriously appointed holiday lets, were specifically designed for use by couples attending weddings, or indeed by the wedded couple themselves. They equally lend themselves as holiday lets and/or as part of a Bed & Breakfast business.

All of the letting units contain one double bedroom en-suite accommodation, four of them being Hay Loft, Granary, Courtyard and Acorn within the ground and first floors of former two storey barns.

The fifth letting unit known as Meadow Barn is a detached single storey barn conversion with a large open-plan kitchen and lounge and timber decked area to the front.

In addition, there are two letting suites, Wisteria and Willow within the farmhouse.

### **Office Building (Lot 1)**

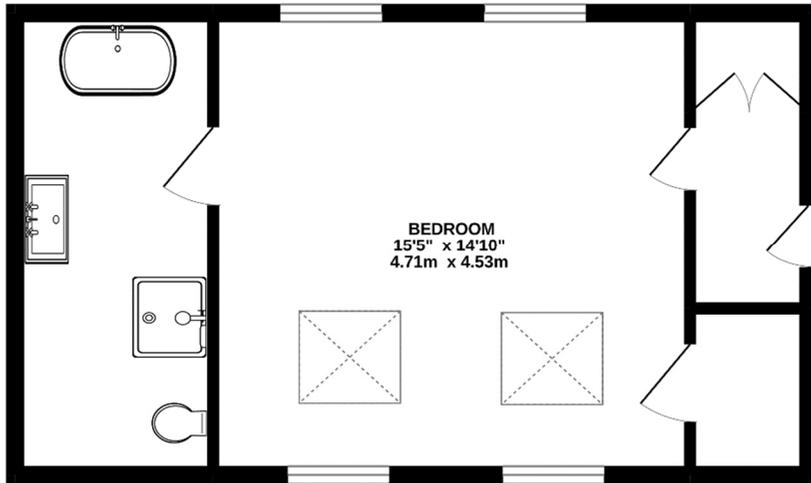
Attached to The Linhay, within a section of original two storey barn, there are good size offices with a kitchenette at first floor level with general storage area beneath and adjacent three bay workshop building built of concrete block walls with a steel box profile sheeted roof, insulated ceiling and a concrete surfaced floor.

### **Employment**

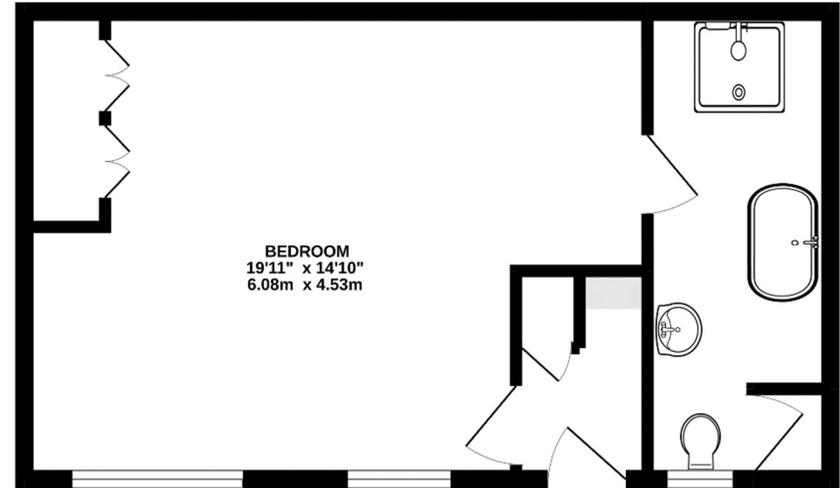
There is an excellent and extremely competent management team at Trenderway Farm, fully capable in the day to day running of the business, some of whom will be protected under the Transfer of Undertakings (Protection of Employment) Regulations – TUPE, for which the purchaser will be required to comply.



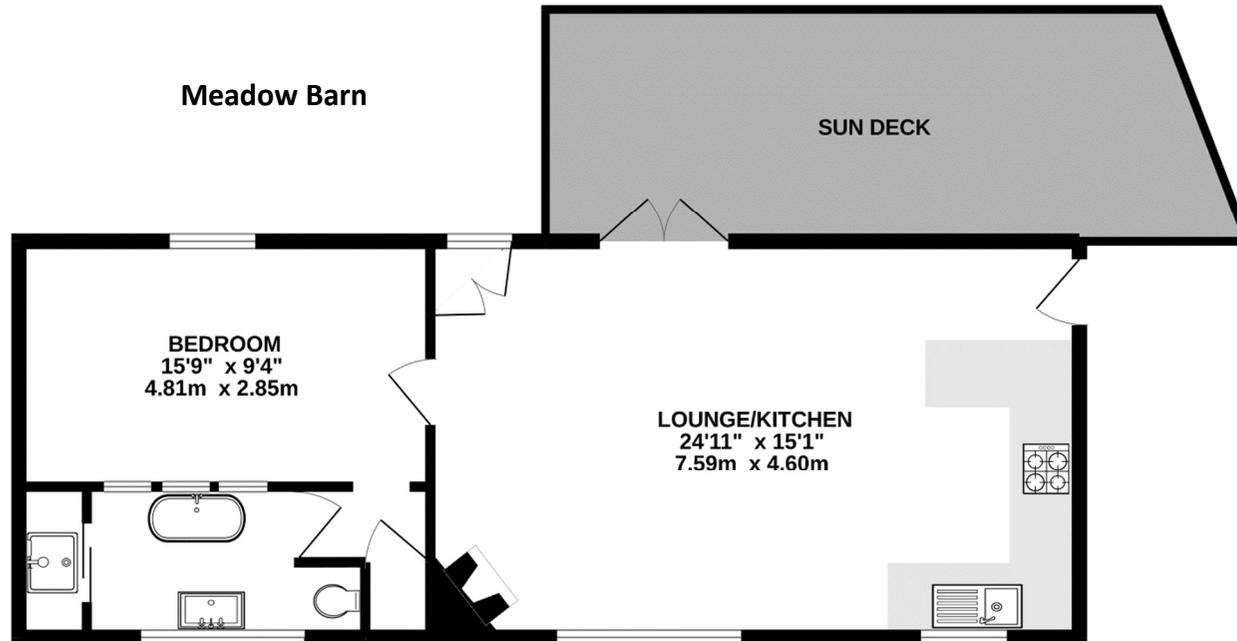
**Acorn**



**Courtyard**



**Meadow Barn**



## The Land

Trenderway Farm extends in total area to **164.6 acres** or **66.61 hectares** or thereabouts.

The land is divided into two blocks by a minor Council maintained road which provides good gated access.

The majority of the land is productive and comprised within mainly level or gently sloping, convenient shaped fields, although there are two sections within the western block which are more steeply sloping and suitable for livestock grazing or perhaps for rewilding, already containing some wooded or grown-in areas.

Within the block of land containing the farmstead are some small pockets of woodland together with some large and attractive lakes teeming with wildlife and of conservation appeal.

The productive land is described on the Land Classification Map for the area as mainly Grade III, a small section as Grade II and the steep land as Grade IV.

All of the productive land is entered within an Organic Conversion and Maintenance Scheme as well as a Countryside Stewardship Scheme which commenced on 1<sup>st</sup> January 2021.

**Lot 1** (edged red) 22.80 acres or 9.23 hectares

**Lot 2** (edged yellow) 72.492 acres or 29.336 hectares

**Lot 3** (edged green) 42.048 acres or 17.016 hectares

**Lot 4** (edged blue) 27.374 acres or 11.078 hectares



## Location

Trenderway Farm is situated in a particularly sought after part of south-east Cornwall a short distance from the coast at Talland Bay and equidistant from the fishing village of Polperro and the small town of Looe which are both about 3 miles away. Both are popular tourist destinations, Polperro with its pretty fishing harbour and idyllic tightly packed ancient fishermen's cottages and Looe, set within a steep sided valley and with its own small harbour.

The village of Pelynt, with a variety of amenities, is only about 1½ miles to the north and the former market town of Liskeard, with a wider range of facilities, is about 13 miles away, also to the north. The major City and naval port of Plymouth is about 28 miles to the east on the far side of the River Tamar, approached over the famous Brunel suspension bridge or the Torpoint car ferry. The City of Truro, Cornwall's principal administrative, commercial and retail centre is about 40 miles to the west via main roads.

**Viewing:** Strictly by prior appointment with the sole agents Lodge & Thomas. Telephone 01872 272722

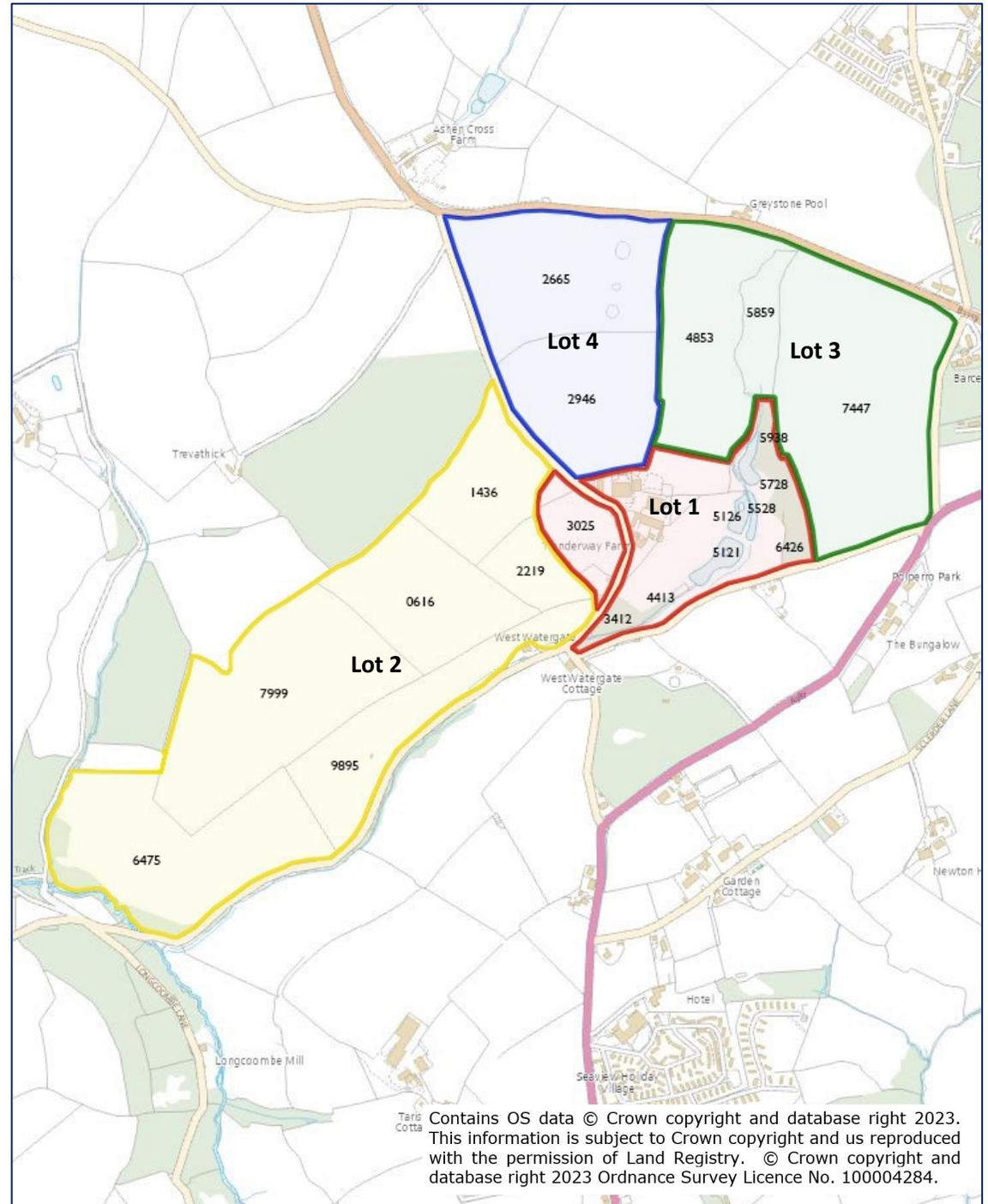
**Directions:** From the village of Pelynt head south and after just under a mile, turn right into the quiet lane which leads to Trenderway Farm.

**what3words**///consoled.mice.perfect

**Council Tax Band:** B **Rateable Value:** £8,600 **EPC:** A

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. Two footpaths pass over parts of the farm.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.





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**LODGE & THOMAS**

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