



Tresawsen Farm  
Callestick Truro

LODGE & THOMAS

ESTABLISHED 1892

## Tresawsen Farm, Callestick, Truro, TR4 9HG

**Guide Price: £3,450,000**

- 164.84 acre farm
- Grade II Listed farmhouse
- Range of barns with potential (subject to planning)
- Productive arable and pasture land
- Woodland and lakes.
- Available as a whole or in lots

*An unspoilt 164.84 acre (66.7 ha) farm set in a quiet, yet convenient location part way between the City of Truro and the north Cornish Coast. Tremendous potential (subject to planning consent) and a very rare opportunity. Offered for sale for the first time in over 60 years and available as a whole or in lots.*

### **Situation**

Tresawsen Farm sits on the outer fringes of the rural hamlet of Callestick, part way between Truro and the north Cornish coast. The farm sits along a quiet back road and enjoys privacy and tranquility and yet is within a very short distance of the main A30, allowing easy access in, around and out of the county.

Truro is the commercial capital of Cornwall and boasts a wide range of every day facilities, with a high street offering national multiples as well as many independent cafes, shops and restaurants. The historic Cathedral hosts a variety of events and the train station provides a regular link to London (Paddington).

Perranporth and St Agnes are equidistant, with each offering sandy beaches, access to the South West Coast Path and every day amenities and eateries.





## The Property

Tresawsen Farm has been in the same family ownership for over 60 years and has remained totally unspoilt. It is to be sold with vacant possession and no onward chain. The farm is offered for sale as a whole or in lots:

### Lot 1 – Guide Price £950,000

#### ***Five bedroom Grade II Listed farmhouse, traditional barn, former cart house & 6 acre paddock***

The farmhouse is a very attractive Grade II Listed dwelling which offers spacious five bedroom accommodation with a host of period features including slate flagged floors and window shutters in many places. The farmhouse could now benefit from a programme of refurbishment but nevertheless offers the opportunity to create a wonderful family home.

To the front are attractive landscaped gardens, containing specimen shrubs and flanked by sweeping lawns, as well as a garage and driveway parking for numerous vehicles. On the opposite side of the quiet country lane are the remains of a stone barn and a former cart house, possibly with potential for conversion into stores/similar or even ancillary accommodation (subject to gaining the necessary consents). Additionally, two single storey barns to the side of the farmhouse provide useful storage space, but also have potential for other uses (subject to consent).

A feature is the adjoining pasture field, extending to 6.16 acres (2.49 ha). The paddock lies to the east of the house and also has road access. The whole Lot extends to 7.82 acres (3.16 ha) or thereabouts.



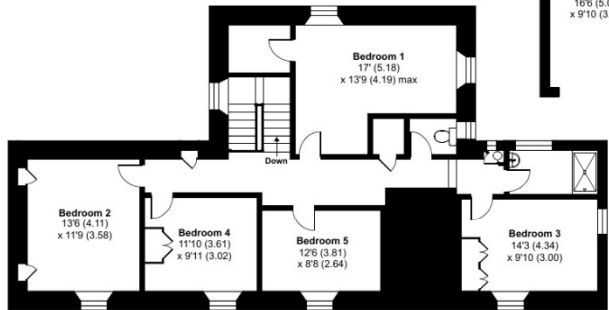
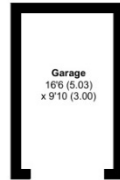
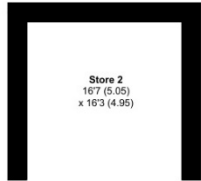




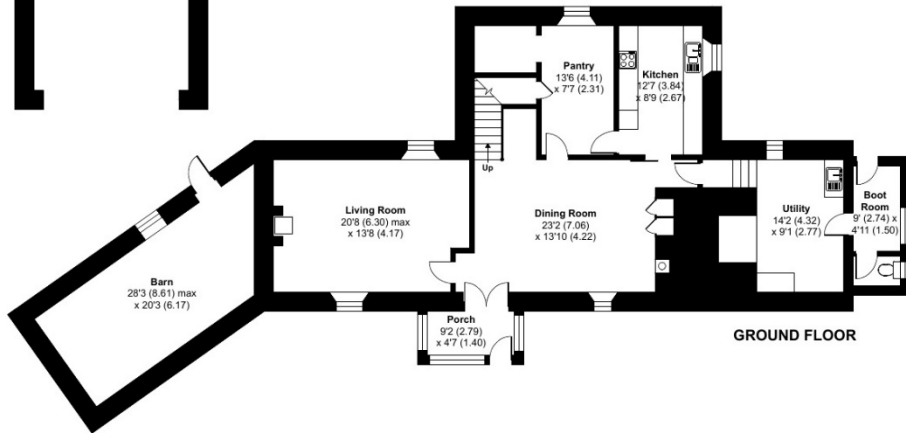
# Lot 1



GROUND FLOOR 3

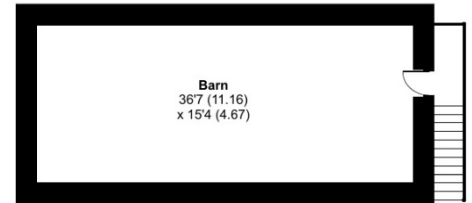


FIRST FLOOR

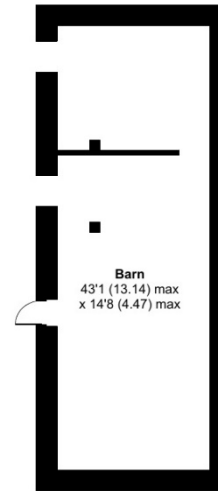


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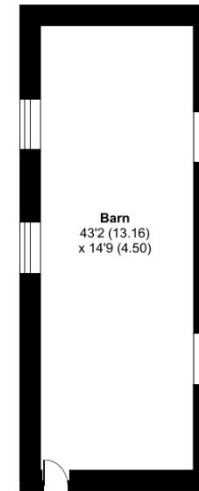
# Lot 2



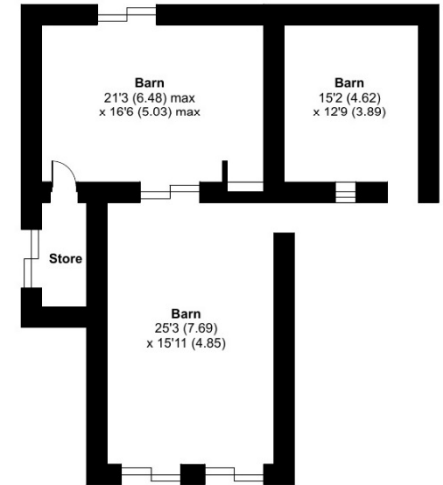
FIRST FLOOR 1



GROUND FLOOR 2



FIRST FLOOR 2



GROUND FLOOR 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Lodge and Thomas. REF: 1105068



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Lodge and Thomas. REF: 1105068

**Lot 2 – Guide Price £400,000**

***Range of farm buildings, including two traditional two-storey barns & 4.5 acres of land***

A wide entranceway opens from the road into the concrete farm yard, where a modern timber frame agricultural building sits to one side, and to the other are two traditional two-storey barns thought to have potential for conversion into residential dwellings (subject to planning consent).

The concrete block barn had a concrete screening report commissioned in March 2024 which confirmed that no mundic material was found. A copy of the full report is available on request.

Beyond the yard is a single field enclosure, with a total acreage extending to approximately 4.52 acres (1.82 ha).



**Lot 3 – Guide Price £185,000**

***Woodland with Lakes - 24.15 Acres***

A truly magical amenity woodland providing a wildlife haven and attracts all manner of flora and fauna. This tranquil paradise includes a grassland meadow of 2.94 acres (1.18 ha). The whole site extends to 24.15 acres (9.77 ha) or thereabouts.

Please note that a public bridleway runs from the highway at the south along the track shown on the plan until it abuts the public footpath which runs between the two closest points of Lot 4. Lot 4 will here enjoy the benefit of a vehicular right of way across Lot 3 to allow access to the field enclosure to the north east.

A public footpath runs along the southernmost boundary, and also through the grassland meadow to join the bridleway.

Sporting rights are to be transferred with the freehold.





**Lot 4 – Guide Price £830,000**

***Land to the North of Tresawsen - 57.22 Acres***

Comprising a large block of productive arable and permanent pasture land, Lot 4 extends in total area to 57.22 acres, or 21.35 hectares.

The land is situated in an accessible area of mid-Cornwall, with frontage and access from the minor Council road. A vehicular right of way to access the most northerly field in this Lot will be via a right of way over part of Lot 3 if sold separately.

The land is Contained within good-size, easily worked enclosures which are level or gently sloping in topography. The land is categorised on the Agricultural Land Classification map as Grade III.



**Lot 5 – Guide Price £1,085,000**

***Land to the South of Tresawsen- 71.13 Acres***

An exciting opportunity to acquire a large block of productive arable quality land, situated in a most accessible location within the centre of the county.

Extending in total to 71.13 acres, (28.78 ha), the land is contained within good-size, easily worked enclosures which are level or gently sloping in topography. The land is categorised on the Agricultural Land Classification map as Grade III, and has been farmed in an arable rotation.

Lot 5 has the benefit of a vehicular access directly onto the A30 highway, together with frontage and access gates onto the minor Council road. \*Note that this relates to the 'old' section of A30 between Chybucca and Marazanvose, which will create improved access on completion of the new A30.







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