



Frythens Farm,
8 Long Lanes, St Erth, Hayle

LODGE & THOMAS
ESTABLISHED 1892

**Frythens Farm, 8 Long Lanes,
St Erth, Hayle, Cornwall TR27 6JZ**

Guide Price £1,700,000

- Five residential dwellings
- Two acres of gardens and grounds
- Private, quiet setting
- Business and lifestyle opportunity

Four bedroom Grade II Listed farmhouse together with four barn conversions currently utilised as a successful holiday letting business. Set in two acres of gardens and grounds. Offering a wonderful business and lifestyle opportunity.

The Property

Frythens Farm is a most appealing small holding with a total of five dwellings set in a little over two acres of grounds. All of the accommodation is light and beautifully presented, with the farmhouse having been completely restored approximately 7 years ago and the barns converted shortly after. The farmhouse, the adjacent piggery and the three bedroom barn known as The Bank Barn are Grade II Listed whilst the three other barn conversions are not Listed, though they are presented in the same style and are very much in keeping.





The Farmhouse

The farmhouse is a very comfortable family home which enjoys the best of the views. The accommodation comprises a triple aspect open plan kitchen/dining/living room, utility, bedroom 4 with an en-suite shower room to the ground floor with three double bedrooms (the master with an en-suite bathroom) and a shower room to the first floor. The utility and en-suite bedroom on the ground floor is well suited to creating annexe accommodation if required (subject to consent), as this benefits from a private rear entrance.

There are lovely, level gardens to the front enjoying the views and beyond is a long, gently sloping lawn recently planted with trees at one end. Whilst currently offering a wonderful garden space, this area extends to approximately two acres and could be used as a pony paddock or planted with raised beds to offer a fabulous vegetable garden, to name just a few alternatives.

EPC: F COUNCIL TAX BAND: D







The Bank Barn

A two-storey Grade II Listed barn conversion with accommodation on the reverse level principle offering an open plan kitchen/dining room and sitting room on the first floor with entrance porch at the rear and three bedrooms and a bathroom on the ground floor.

EPC: D **COUNCIL TAX BAND:** N/A – small business rates

Cherry Blossom

A single-storey barn conversion offering kitchen/dining room, sitting room, two double bedrooms and a shower room.

EPC: E **COUNCIL TAX BAND:** N/A – small business rates

Tilly's House

A single-storey barn conversion offering an open plan kitchen/dining/sitting room, double bedroom and en-suite shower room.

EPC: D **COUNCIL TAX BAND:** N/A – small business rates

The Wren's Nest

A single-storey barn conversion offering an open plan kitchen/dining/sitting room, double bedroom and en-suite shower room.

EPC: D **COUNCIL TAX BAND:** N/A – small business rates

A former piggery (Grade II Listed) offers very useful storage space at present but could also offer additional accommodation or a home office/studio, subject to planning consent. Light, power and water is connected.

The furnishings and fitments of the four barns are available by separate negotiation.







SERVICES

Mains water and electricity. Underground LPG serving all properties – with each having their own combination boiler and meter. Two septic tanks – one serving The Wrens Nest, the other serving all other properties. The Piggery has water and electricity connected. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

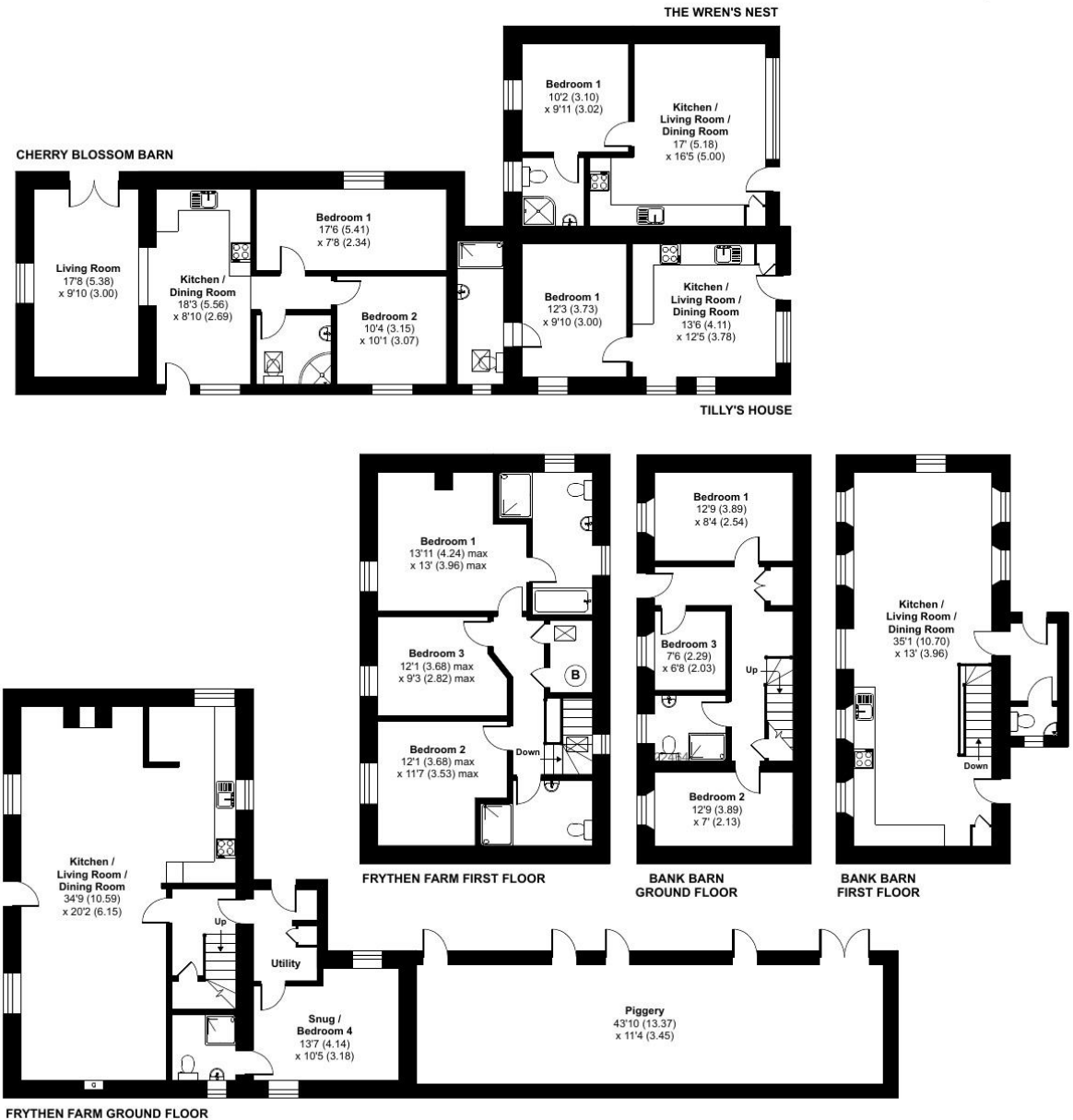
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

Bank Barn = 986 sq ft / 91.6 sq m
 Cherry Blossom Barn = 701 sq ft / 65.1 sq m
 Tilly's House = 380 sq ft / 35.3 sq m
 The Wren's Nest = 392 sq ft / 36.4 sq m
 Piggery = 489 sq ft / 45.4 sq m
 Total = 4579 sq ft / 425.3 sq m
 For identification only - Not to scale



SITUATION

Frythens Farm is positioned at the end of a long lane affording tremendous privacy and peace. The property is surrounded by land owned by the St Aubyn Estate and there are unspoilt views across the rolling countryside from the farmhouse and gardens in particular. Being situated part way between St Erth and St Hilary – both of which have primary schools, and with secondary schooling at Penzance and at Hayle - the property enjoys easy access to the north and south Cornish coasts with its fabulous sandy beaches and the stunning South West Coast Path as well as a range of every day facilities and amenities in the nearby towns of St Ives and Penzance. From Penzance is a regular railway link to London (Paddington).

VIEWING

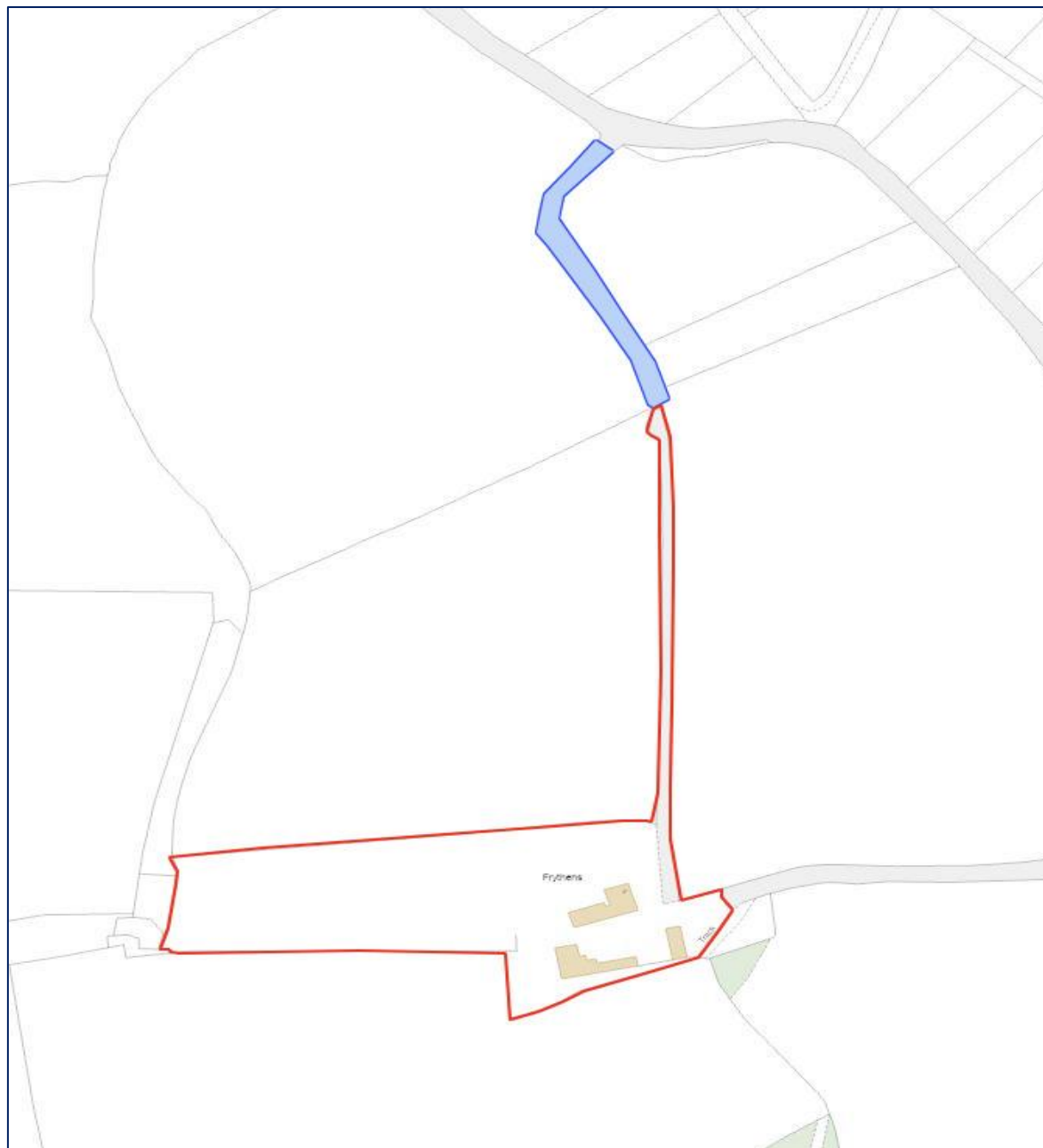
Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

DIRECTIONS

Proceeding along the A30 westbound, enter Canons Town and turn almost immediately left, signposted Rosevidney. Follow this road for approximately half a mile before turning left at the T junction. Take the first turning on the right and continue along this road for almost a mile, where the entrance to Frythens Farm will be evident on the right hand side as the road bears left.

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Not to scale. For indicative purposes only.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY

property@lodgeandthomas.co.uk

lodgeandthomas.co.uk

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Valuers

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