



Middle Carnaquidden
Newmill Penzance

LODGE & THOMAS
ESTABLISHED 1892

Middle Carnanquidden,
Newmill, Penzance, Cornwall TR20 8XA

Guide Price - £1,375,000 Freehold

'A rare lifestyle and conservationist's opportunity in a private location' comprising:

- Three bedroom traditional farmhouse
- Traditional barns with extant planning permission for residential conversion
- Range of useful farm buildings
- 104.55 acres (42.31ha) productive arable and/or pasture land, woodland and lowland heath

Following a decision to downsize, this property presents a rare and almost unique opportunity to purchase a farm in an enviable location with extensive views over surrounding countryside and Mounts Bay to the south and with no near neighbours.

Middle Carnaquidden comprises a three bedroom farmhouse, a traditional range of stone barns with extant planning permission for residential conversion, livestock and machinery sheds with potential, together with productive and amenity land rich in biodiversity, the whole extending in area to 104.55 acres or 42.31 hectares or thereabouts.



The Farmhouse

This traditional style dwellinghouse, formerly a pair of cottages, was fully refurbished by the vendors about ten years ago.

Built of granite stone walls with a slate roof, the farmhouse benefits from wood frame double glazing, oil-fired central heating and superfast broadband with 150 download and 100 upload internet speeds.

The comfortable size accommodation within the farmhouse comprises a modern fitted kitchen, large lounge with wood burner, shower room and rear lobby on the ground floor with master en-suite bedroom, two further bedrooms and a bathroom on the first floor.

To the front is a sheltered lawn garden bordered by Cornish and livegrowth hedges and to the side is a stone surfaced driveway, parking area and a small orchard.

There are further sections of garden to the rear.



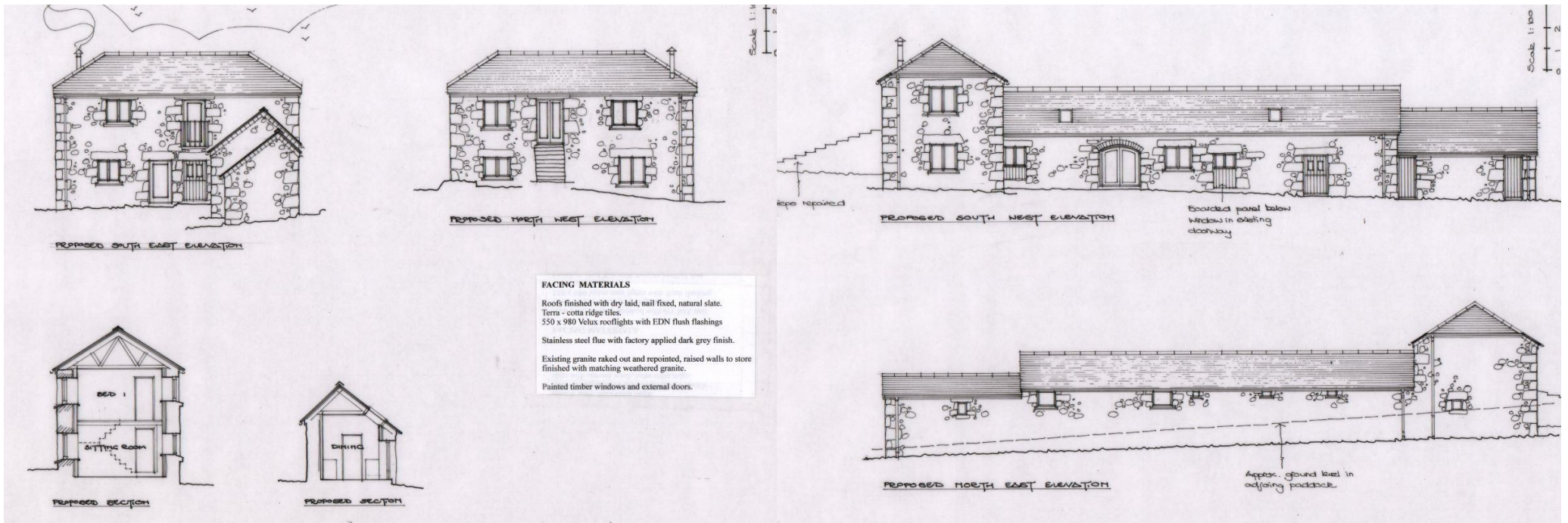
The Barns for Conversion

Detached and to the rear of the farmhouse is a traditional L-Shape granite stone built range of barns which have the benefit of extant planning permission (PA16/06601) for 'change of use to an unfettered dwelling'.

The proposed accommodation within the barns comprises open plan kitchen and dining room, utility, bathroom, sitting room and bedroom two on the ground floor with master bedroom, third bedroom and bathroom on the first floor.

At one end of the barn an attached stone built building can provide a store or garage.

To the front, side and rear of the barns are large, mainly tree-lined sheltered lawn gardens.



The Farm Buildings

Close to the entrance of the farm and detached some distance from the farmhouse and barn, is a range of farm buildings suitable for livestock housing, machinery storage or many other uses.

The main building has dimensions approximately 30m x 27m, is built of tanalised timber portal frames, the roof is clad with Big 6 corrugated sheets and the sides are part tanalised timber dung boarding and clad with tanalised timber with open or sheeted gate entrances. Internally, part of the floor is concrete surfaced.

To the rear of the main building is an isolation pen with maximum dimensions 7.5m x 4.5m built of concrete block walls with a corrugated iron sheeted roof and concrete surfaced floor. To the front and rear of the building are large concrete surfaced feeding yards, part concrete block walled and part with steel and gated divisions. To the side of the main building is an open silage clamp with dimensions approximately 27m x 15m with concrete surfaced floor and plywood sheeting to the sides.



The Land

Middle Carnanquidden extends in total area to 104.55 acres or 42.31 hectares or thereabouts.

Just under 35 acres or 14 hectares of the land is productive. All the productive land has been used to grow grass, having been a former dairy farm and has also produced good crops of potatoes.

The productive land is mainly comprised within three good size level or gently sloping fields which are described as Grade III on the Land Classification Map for the area.

The remainder of the land extending to just under 70 acres includes three wooded valleys planted with native trees and contains a pond together with a host of interesting plants including swathes of bluebells etc. This land has been used for cattle grazing in the past and is at present being grazed by conservation ponies.

In addition to the woodland are large sections of lowland heath, again containing a wide variety of indigenous and rare plants including the Heath Spotted Orchid.

The lowland heath is designated a Site of Special Scientific Interest and is Common Land (with no rights of common) and a section is Open Access land, containing natural scattered trees.

All the amenity land attracts a huge variety of wildlife with the vendors keeping records of common and rare species of birds and butterflies over the last twenty years.

The last Countryside Stewardship scheme entered into by the vendors terminated in February 2023 now giving the opportunity to the purchaser of the farm to enter into new schemes, which could include management of 'lowland heathland' for which substantial payments can be received.



Approximate Area = 1500 sq ft / 139.3 sq m

For identification only - Not to scale



SERVICES

Mains electricity and mains water are connected to the farmhouse, barn and farm buildings. The farmhouse is connected to a private foul drainage system and a Klargestar has been installed to serve the barn. Superfast broadband is connected to the farmhouse and made available for connection to the barn. None of these services have been tested and therefore no guarantees can be given.

COUNCIL TAX BAND E EPC TBC

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. A bridleway and a public footpath pass over parts of the farm. Parts of the farm are 'Open Access Land'

RURAL PAYMENTS AGENCY (RPA)

The farm is not subject to any Countryside Stewardship or Sustainable Farming Incentive agreements. A number of schemes and options can be applied for (subject to availability) including substantial payments in relation to the area of lowland heath.

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.



SITUATION

Middle Carnaquidden is situated in West Cornwall approximately midway between the north and south coasts, both about 3 miles away and with a choice of sandy beaches and coastal walks. A private lane leads from the Council maintained road to the farm and then only to the vendors' retained property which is some distance away. The bustling south coastal harbour town of Penzance is about 3 miles away offering a wide range of amenities and services, supermarkets, hospital, schools and the mainline railway station to London Paddington.

The farm is well located with many interesting and popular destinations within short driving distances including St Ives, Zennor, Land's End, the Minnack Theatre and St Michael's Mount etc. The City of Truro, being the administrative, commercial and retail centre of Cornwall, is approximately 28 miles to the east.

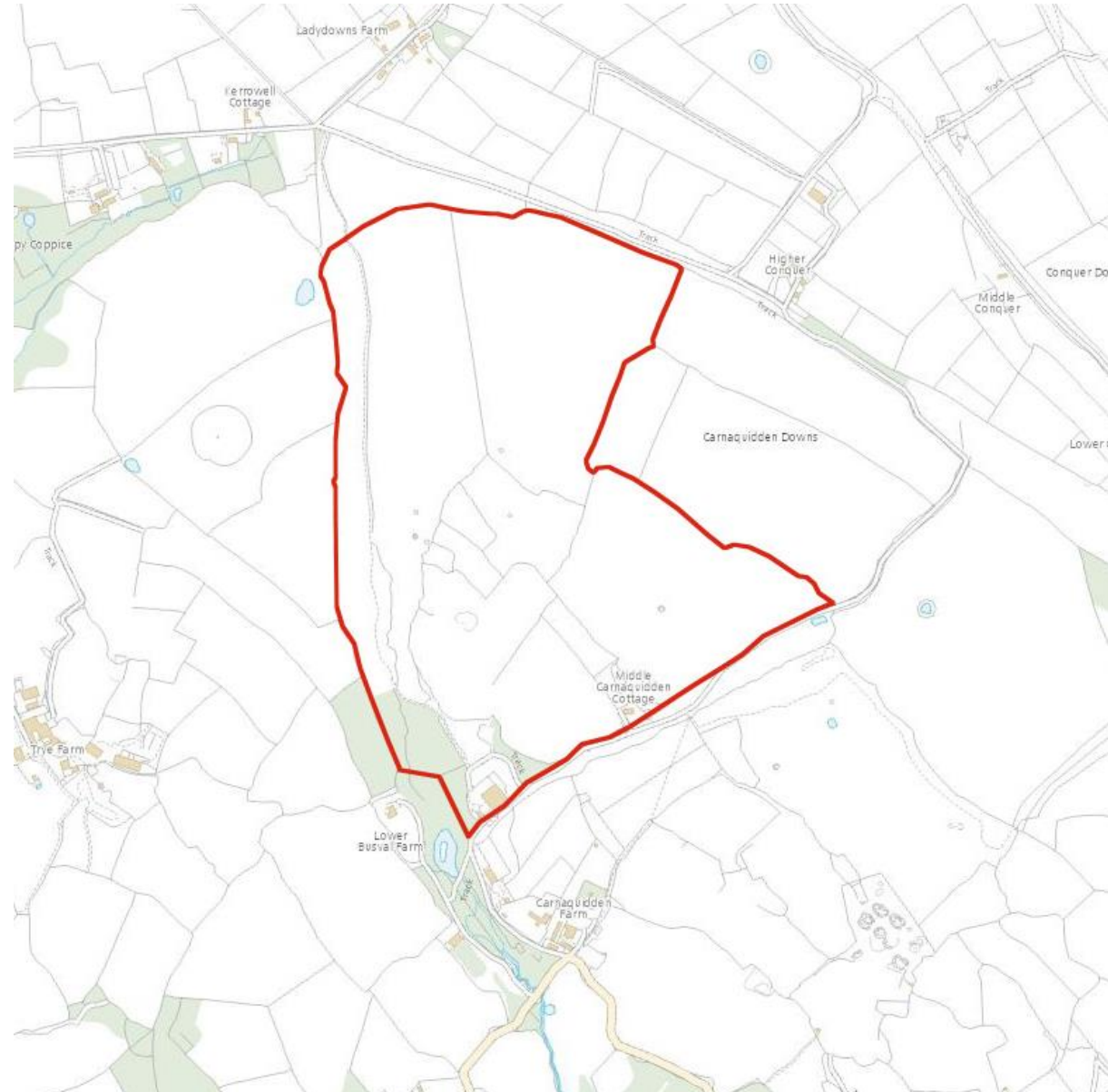
VIEWINGS

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

DIRECTIONS

From the B3311 Penzance to St Ives road, take the turning at Badger's Cross signposted Chysauster. Continue for approximately 1½ miles passing the Chysauster car park on the left hand side and at the sharp left hand bend go straight onto the lane which leads to the farm.

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Not to scale. For indicative purposes only.

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