



United Farm,
Releath, Praze, Camborne

LODGE & THOMAS

ESTABLISHED 1892

United Farm, Releath, Praze, Camborne TR14 9NN

Guide Price: £1,200,000 Freehold

- South facing four bedroom house
- Ideal for dual family occupation
- Detached single storey barn with extant planning for conversion
- Additional outbuildings including large barn
- 34 acres of hedged pasture
- 1.6 acres of woodland and stream

A 36 acre homestead enjoying a quiet, rural setting with outbuildings and a barn for conversion, in a convenient West Cornwall setting betwixt Helston and Camborne.

The Property

A delightful traffic free location is the setting for this four bedroom, two reception, two bathroom detached house built in 1989 in the style of a long house, fronting what would have once been the farmyard, but is now a sunny and colourful garden.

Warmed by oil-fired heating, with the majority of the windows having a southerly aspect, the accommodation provides at ground floor an entrance porch, three lovely reception rooms with the kitchen having a slate tiled floor and Rayburn, and a downstairs bathroom. At first floor there are four generous bedrooms served by another bathroom.

Agent's note: When built, the property was subject to an Agricultural Occupancy Restriction, but on the 22/11/2014 a Certificate of Lawfulness for existing use was granted under Ref: PA14/10473. An earlier Certificate of Lawfulness was granted on the 26/08/2004 under Ref: W2/PA04/LUO11 for an existing use of premises as part of a dwelling (reception room 2 and scullery was originally an agricultural workshop). The planning consent for conversion of the piggery was granted on 26/10/2016 under Ref: PA16/06523 and acknowledgement that building work had started was provided on 04/08/2017 under Ref: BC17/01919/DOMFPP





Outside, and arranged around the front garden, is a range of outbuildings comprising a detached single storey piggery with extant planning consent for conversion into a two bedroom dwelling, former milking parlour, a calf pen with cobbled floor, a second parlour and a large, high corrugated tin barn. In addition there is a detached Nissen hut of around 800 sqft which, subject to planning, may be suitable for development as it has its own access and 'garden' area.

The land extends to the west of the house and barns and is in an area classified Grade III (good to moderate) on DEFRA's 1:2500 Agricultural Land Classification Map. For many years, it has been used primarily for hay and is divided into fields that slope gently and are well bounded by mature Cornish hedging. A public footpath passes through the property.





GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.

EPC F31 Council Tax Band D

Services

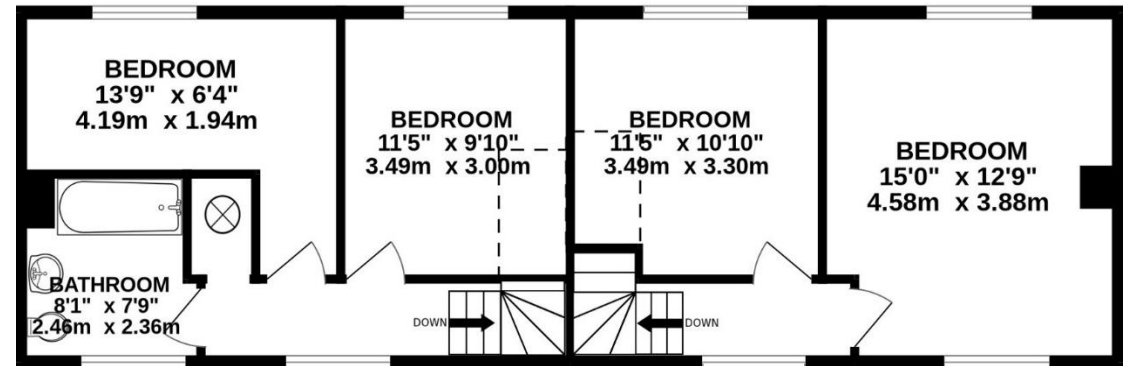
Mains electricity, oil-fired hot water and central heating. Private borehole water supply, private septic tank drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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.



Location

Releath is a small, rural area largely unbothered by the summer crowds and traffic, though conveniently located 1½ miles off the B3297 Redruth to Helston road and 3 miles off the A394 Falmouth to Helston road. This means that the many and varied day to day shopping, schooling, health and leisure facilities of Helston and Camborne/Redruth are within a 20 minute/6 mile drive. The northern coastline for which Cornwall is famous, is 9 miles away at Hayle and Portreath, The Lizard Peninsula 16 miles and the UK's south-western most part at Land's End is 24 miles away. For those needing to commute, the A30 at Pool is a quick 6 mile drive putting the County's Cathedral town and all that it has to offer in Truro, 15 miles away.

Viewing

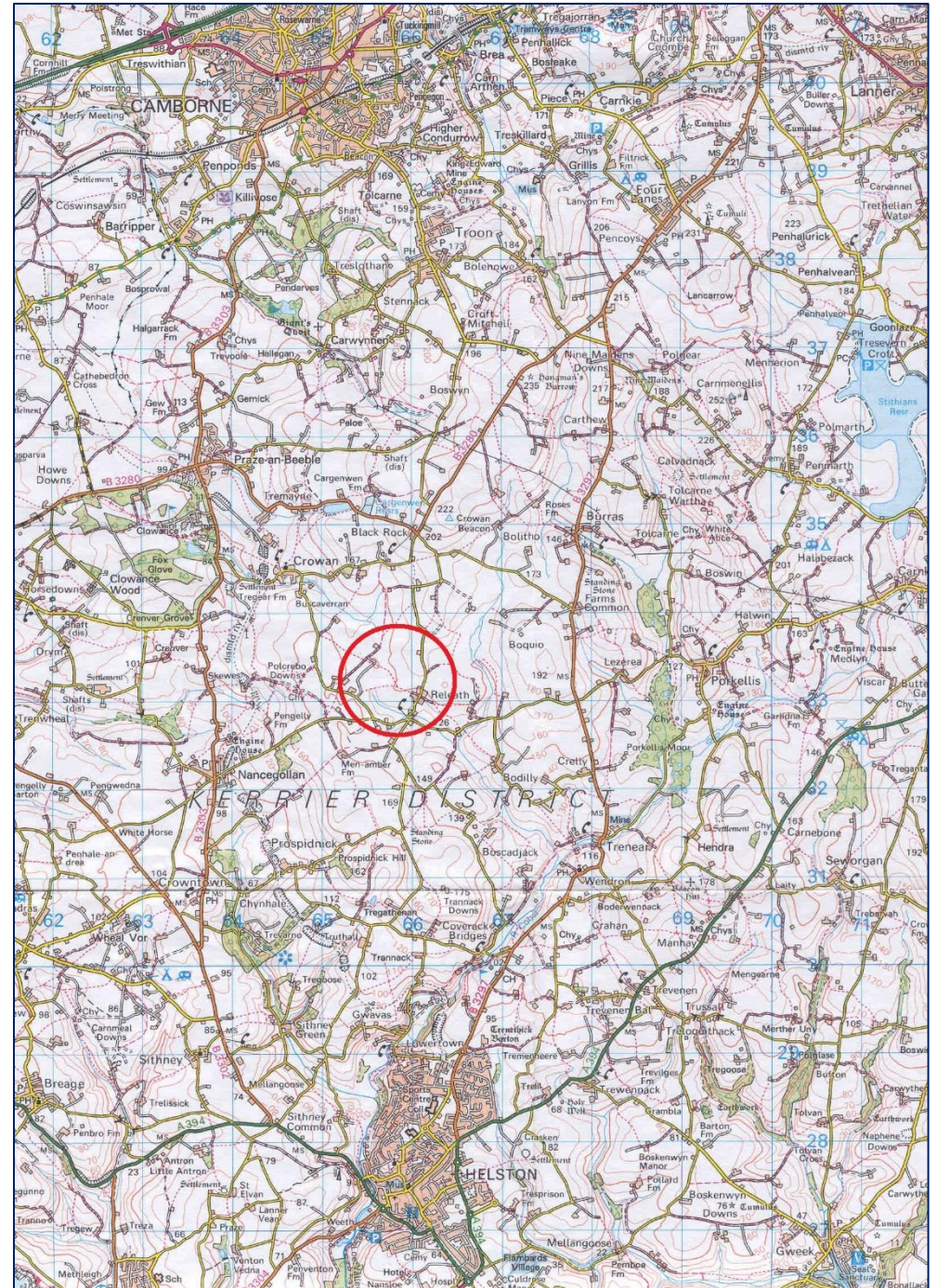
Strictly by appointment with the sole selling agent Lodge & Thomas.

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

Directions

From Redruth head south on the B3297 toward Helston. Shortly after passing through Farms Common, take the next right at Creilly Cross signposted Nancegollan, Releath and Bodilly. Stay on this road for approx. 1 ¼ miles whereupon turn right and right again on the junction next to an old style phone box. The property for sale will now be found approx. ¼ of a mile further along this road on the left hand side, just after the old chapel.

what3words:///anchorman.question.curtail





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Chartered Surveyors
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Valuers
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