



Cogegoes Farm,
Penponds, Camborne

LODGE & THOMAS

ESTABLISHED 1892

Cogegoes Farm, Cogegoes,
Penponds, Camborne, Cornwall TR14 0QL

Offers in Excess of: £1,050,000 Freehold

For sale as a whole or in two lots

- Excellently located diversified farm
- Established rental income with potential for growth
- Re-development potential, subject to planning
- For Sale as a whole or in two lots

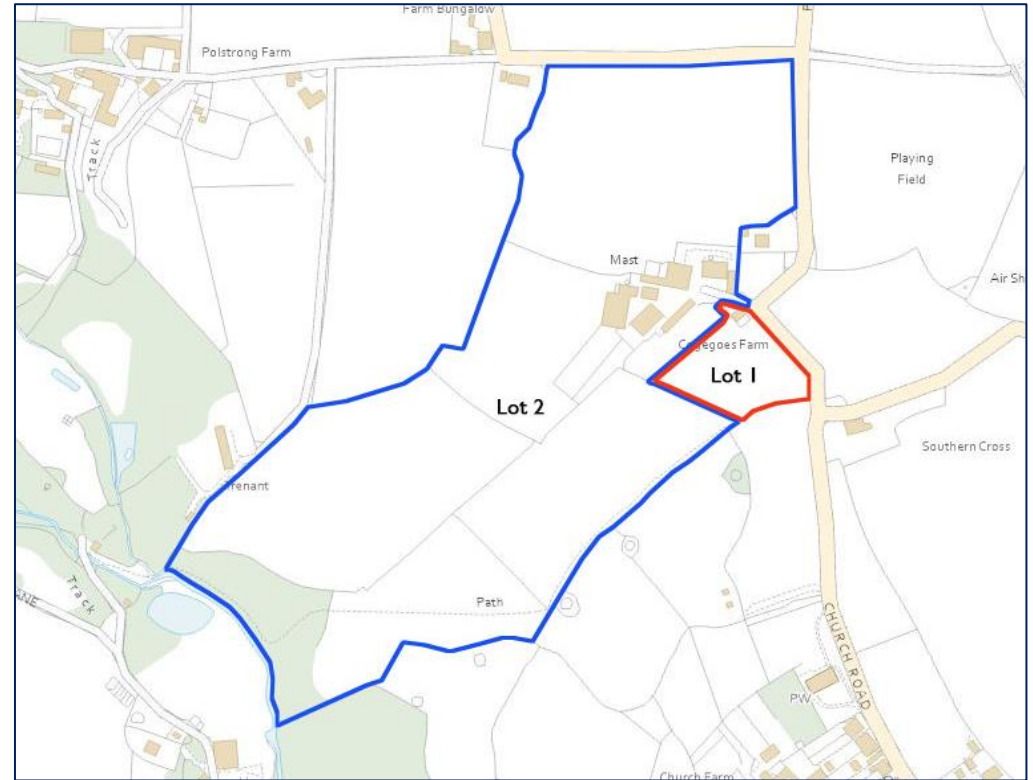
A diversified former dairy farm located on the western fringes of Camborne, providing a mixed use investment opportunity boasting a let detached three bedroom farmhouse, extensive range of agricultural buildings, let to commercial occupiers, livery yard, sand school and with grounds extending to approx. 31.8 acres. For sale as a whole or in two lots (smaller lots maybe considered).



Lot 1 - Farmhouse, garden, single garage and approximately 1.5 acres of paddock. OIEO £450,000 edged red on plan

Lot 2 - Farm buildings, livery yard, sand school, and 30 acres or thereabouts. Guide Price £600,000 edged blue on plan

Agents Note - If the property is sold in Lots, the purchaser of the Lot 1 will be responsible to erect a new boundary livestock fence between points A, B, C & D and maintain thereafter, within one month of completion. Within three months of completion, the purchaser of Lot 1 will be required to install a new septic tank for the house and disconnect from the existing septic tank.



Not to scale. For indicative purposes only.

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The Property

Cogegoes Farm has been in the same family ownership for three generations and was formerly a dairy farm which has diversified into a multi-let, income generating opportunity.

The south facing farmhouse of traditional construction, under a pitch tiled roof with a latter-day two storey extension to the rear, provides comfortable living and is currently let unfurnished on an Assured Shorthold Tenancy. The tenants have served notice on the landlord and will be vacating the property in October.

The property comprises an entrance hall, triple aspect living room with fireplace, dual aspect kitchen diner with fitted units, breakfast bar and leading to a rear entrance lobby and cloakroom. From the hallway stairs rise to a galleried landing providing views over the field to the front and doors off to the dual aspect main bedroom, two further bedrooms and a family bathroom.

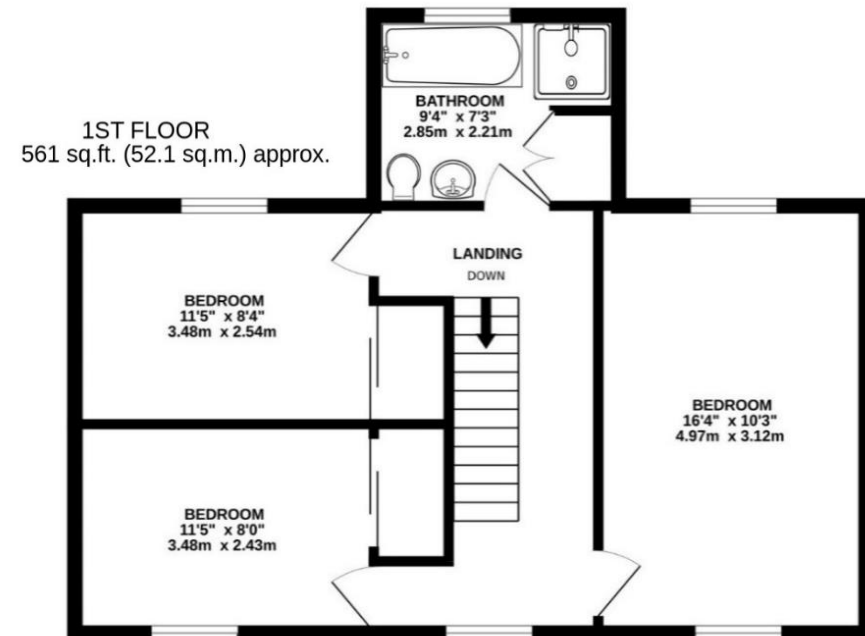
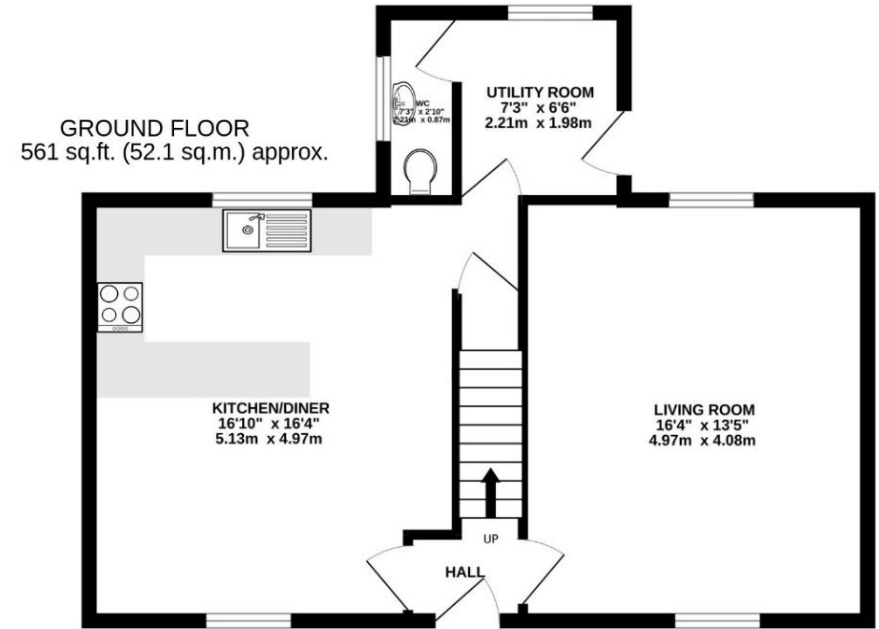
The property is warmed by oil-fired central heating and benefits from PVC double glazing. Outside, the farmhouse enjoys a gardens area to the front, and rear and a single garage.

There are currently no internal images as the property is furnished with tenant's belongings. Internal images will be taken once the property is vacated.

EPC E - 39 **Council Tax Band** D

Services: **Lot 1:** Mains water, mains electricity, private drainage. **Lot 2:** Mains water, private water, private drainage, mains electricity (three phase). 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. **1)** A public footpath runs along the boundary down to and through the woods. **2)** A telecommunication mast is located on the edge of the yard. The freeholder of the mast enjoys access rights. **3)** A neighbour's septic tank is located next to the telecommunication mast.



The Yard and Buildings

Accessed off the minor county lane, the agricultural buildings lie on a level yard area providing ample turning and parking for vehicles, to the era of the farmhouse.

The buildings comprise a range of concrete block, traditional stone and portal frame buildings, the majority occupied under commercial terms. Subject to planning, conversion to residential dwellings may be forthcoming.

Barns have been sub divided to provide 15 lock-up stores and workshops. Primarily of single story block-built construction and a traditional two storey building, Communal WC facility.

The Livery Yard

The livery yard comprises 18 stables spread over two buildings with secure tack room and open fronted barn for hay and straw. Located to the rear of the stables lies a 60m x 20m sand school.

Machine Store

Owner occupied, portal frame secure store with sliding door. Rental information can be provided after a viewing.



The Land

The land is laid to pasture and is bounded by traditional Cornish hedge banks, and is level to gently sloping with a south, south westerly aspect. The field to the rear of the yard has been subdivided to provide turnout paddocks.

The land is classified as Grade II and III on the Land Classification Map and would be suitable for the growing of crops, grazing or horticultural purposes and extends in all to 31.87 acres or thereabouts.

On the southern boundary lies a small amenity woodland attracting much flora and fauna and is bordered by a natural water course.

From the land, extensive views are enjoyed over the surrounding area, and as far as the hills above St Ives.



Location

Cogegoes Farm lies on the western edge of Camborne less than one mile to the A30 dual carriage way. Camborne, steeped in mining history, boasts an extensive range of retail and professional services along with leisure and educational facilities.

The property, accessed off a minor county lane, lies approx. $\frac{1}{4}$ of a mile from the main road, which lends easy access to the A30 at Camborne West. The A30, being the main arterial road for the County provides access west to St Ives and Penzance and east to Truro, Bodmin and Devon. The mainline railway station is found at Camborne. The scenic north Cornish coast famed for its rugged coastline and surfing beaches lies approx. $5\frac{1}{2}$ miles distance at Gwitheran.

Viewing

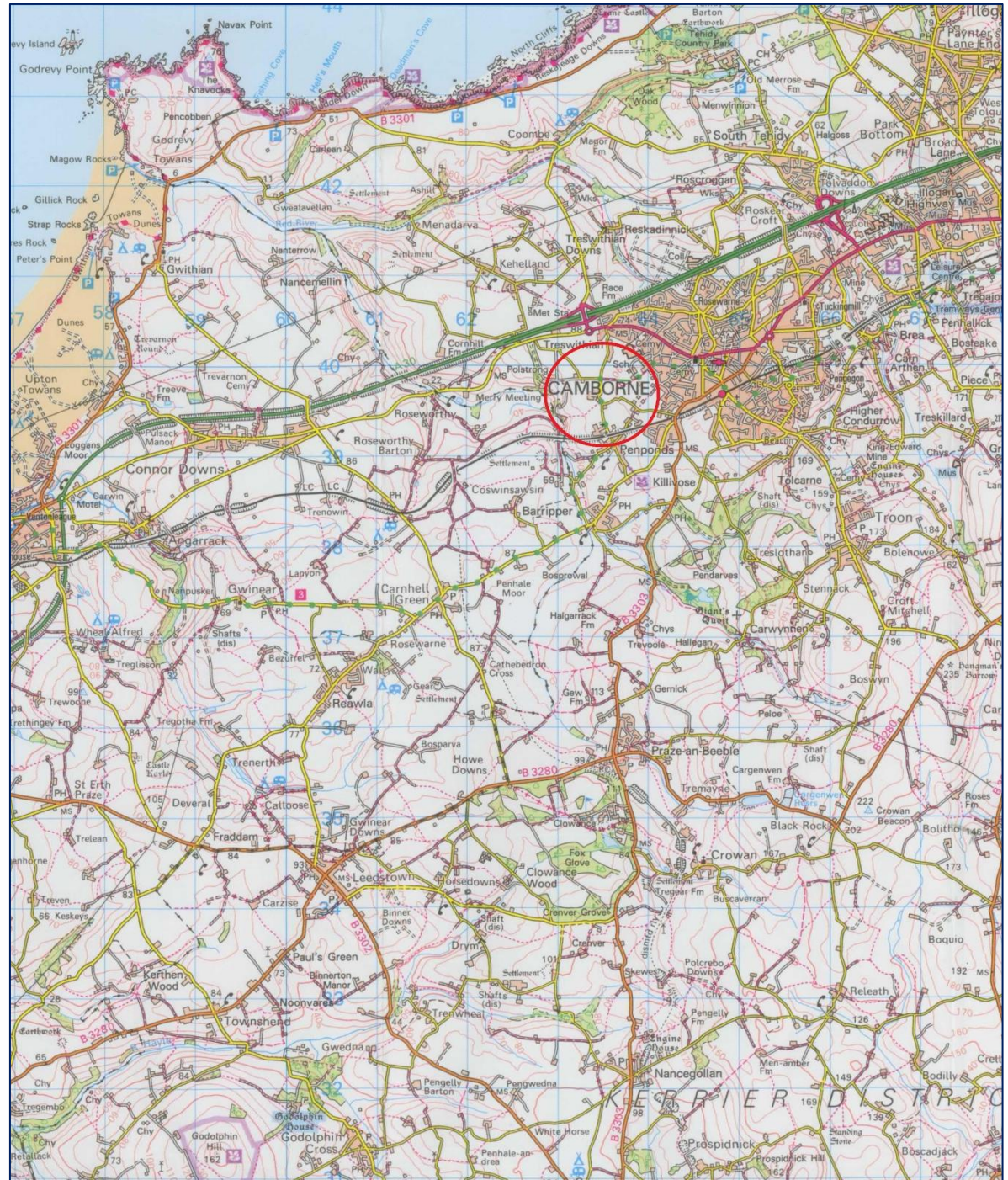
Strictly by appointment with the sole selling agent Lodge & Thomas.

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

Directions From Camborne West junction of the A30, head towards Camborne town centre, taking first exit at the roundabout. Pass the Premier Inn and turn right just before the Londis Store, by the Cornish Chough Public House. Follow the lane without deviation for approx. $\frac{1}{2}$ a mile and the entrance will be found on your right.

What3words///lays.stay.guesswork

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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