Lower Trescowe Farmhouse,

Trescowe, Germoe

LODGE & THOMAS

ESTABLISHED 1892

Lower Trescowe Farmhouse, Trescowe, Germoe, Penzance, Cornwall TR20 9RN

Guide Price - £350,000 Freehold

- Detached character farmhouse
- For renovation/re-development (stc)
- Three/four bedrooms
- Gardens and parking

A characterful detached farmhouse in need of improvement – ripe for renovation or possible replacement (subject to consent). Quiet hamlet location. Sold with no onward chain.

The Property

Lower Trescowe Farmhouse is a detached, double fronted farmhouse situated within the quiet hamlet of Trescowe. The property is full of character but is now in a poor state of repair and warrants a scheme of complete renovation or possible demolition for a replacement dwelling (subject to planning consent). It is not thought that the property would be suitable for mortgage lending purposes due to its condition.

In all the accommodation comprises conservatory porch, kitchen/breakfast room, utility, store, hall (large enough to accommodate a home office), shower room, snug/bedroom 4 to the ground floor with three double bedrooms, bathroom and w.c. to the first floor. There is also an outside w.c..

There are gardens to the front and rear, with the front offering a raised terrace bound by a stone wall and beyond is a relatively level lawn with pretty flower bed. There is a TIMBER SHED/MOWER STORE on a concrete base included in the sale. To the rear is a gated driveway providing parking space for two vehicles and a further lawned garden. This area of garden would be well suited to the provision of a double garage and additional parking space if required, subject to gaining the necessary consents.

Covenants

Covenants to endure for the lifetime of the Vendors, or until the sale of the adjoining property known as Lower Trescowe Farm.

1. The property shall be used as a single dwelling and maintain a one metre distance from the adjoining boundary wall.

2. The Property must not exceed the current ridge heights, specifically any buildings adjacent to the boundary wall are to be limited to a maximum height of 3.6 metres.

3. Windows which will overlook the property, gardens and grounds of the neighbouring property known as Lower Trescowe Farm must be obscured.

4. Any modifications to the existing external design of the Property must be approved in writing by the Vendors.

5. No trade or business is to be carried out at the Property, specifically prohibiting the breeding of animals, running of a kennels or cattery, any trade or craft manufacturing. Working from home in an office capacity is permitted.

6. The Property is to be renamed on completion by the Purchasers – to a name of their choosing – which is to exclude "Lower Trescowe Farmhouse" or any variations similar thereto.

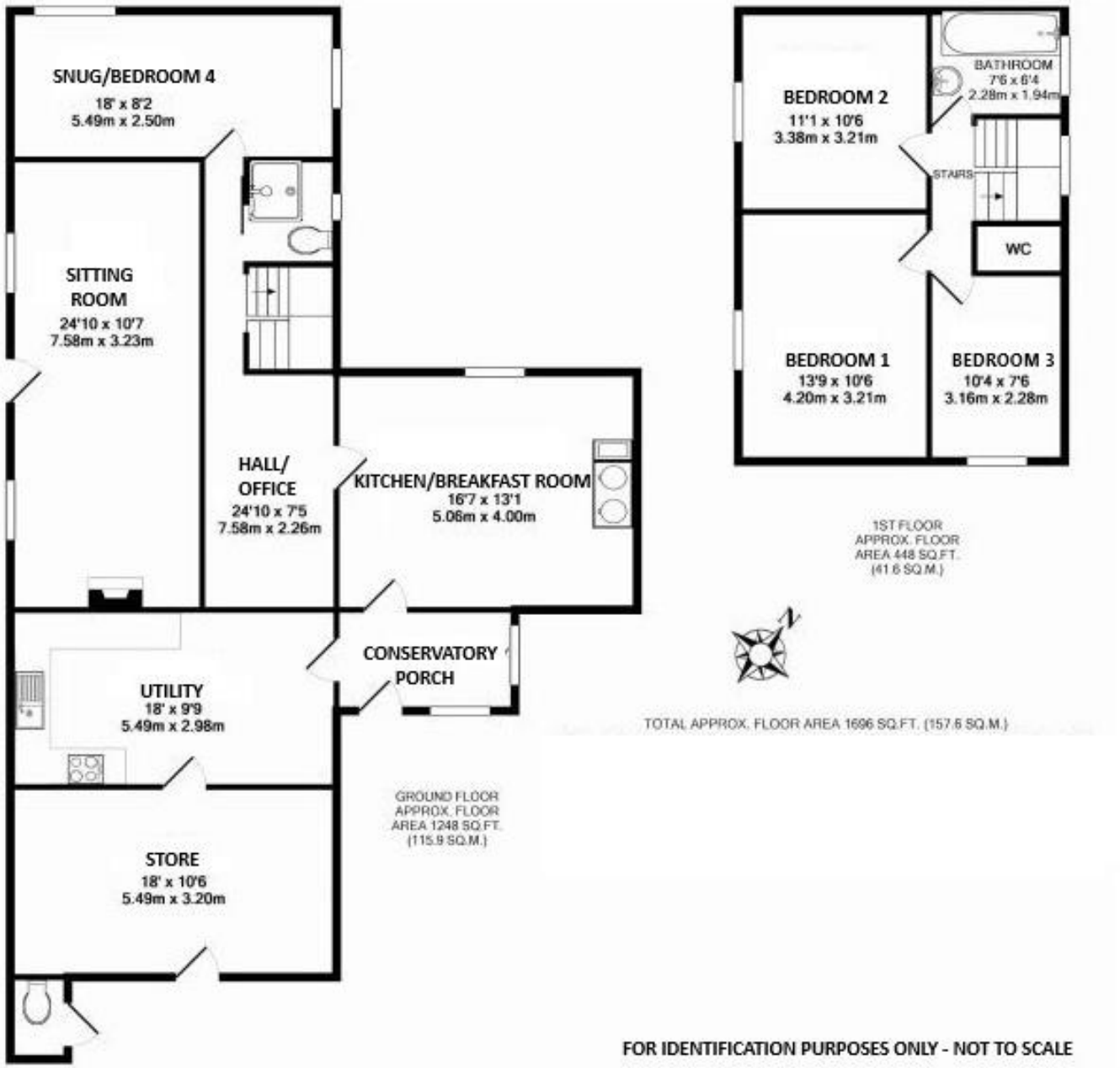
EPC G **Council Tax Band** D

Services: Mains electricity. Currently connected to mains water via adjacent dwelling but the provision of water will cease on completion – we understand mains water to be in the road outside the property. Currently shared septic tank with adjacent dwelling but use of the septic tank will cease on completion and any purchaser will need to install a private drainage system. 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.

LOWER TRESCOWE FARMHOUSE



Location

Trescowe is a small rural hamlet positioned part way between Penzance and Helston, each being approximately 7-8 miles distant and each offering a wide range of shopping, schooling and leisure amenities including hospitals but the nearby village of Goldsithney offers everyday facilities such as a public house, convenience store and even a tea room. The stunning sandy beach of Praa Sands and the South West Coast Path are both within approximately 2 miles of the property and there are trainline connections to London (Paddington) from both Penzance and from Hayle.

Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722 email: property@lodgeandthomas.co.uk

Directions: From Truro proceed in a westerly direction along the A30 and at the Long Rock roundabout take the first exit left to Helston (A394). Continue along the A394 for almost five miles before turning left signposted Millpool and Trescowe. After almost one mile turn right at the T-junction and continue approximately a quarter of a mile before turning left towards Godolphin Mill at the next T-junction. Proceed for a further quarter of a mile and Lower Trescowe Farmhouse will found on the right hand side identified by a Lodge & Thomas for sale board.

What3words///trader.detective.jolly

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Chartered Surveyors
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