



Tremethick Farm,
Tremethick Cross, Penzance

LODGE & THOMAS

ESTABLISHED 1892

Tremethick Farm, Tremethick Cross, Penzance, Cornwall TR20 8TY

For Sale by Online Public Auction

Closing Date: Monday 16th June at 12 Noon

Guide Price: £690,000 Freehold

'A rare and unusual part vacant and part let residential and agricultural investment opportunity'

- Four bedroom traditional farmhouse – let
- Two bedroom bungalow, subject to AOC – vacant possession
- Stone barn and modern buildings – part let and part vacant possession
- Almost 60 acres in total – mainly let

Agent's Note: A former stone barn within the farmstead, which is being converted, is in other ownership and is not included in the sale.

Situation

Tremethick Farm is situated about 2 miles west of the south coastal harbour town of Penzance in West Cornwall with a choice of sandy beaches and coastal walks within short driving distances. Penzance offers 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 Minnick 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. The farm is accessed a short distance from Tremethick Cross on the A3071 road over a private lane.



The Farmhouse

The farmhouse is located on the eastern periphery of the farmstead with its front elevation facing away from the yard and buildings towards the east over its gardens.

The farmhouse is a traditional detached dwellinghouse, typical of the style in the locality and is constructed of stone walls with granite lintels and reveals to the windows in the front elevation and granite lintels over the windows in the rear elevation. The roof is clad with slates renewed relatively recently.

Attached to the rear of the farmhouse is a lean-to single storey extension built of concrete block walls with a corrugated sheeted roof. The majority of the windows are PVCu frame double glazed units.

The family size accommodation within the farmhouse comprises a rear entrance porch, kitchen/dining room, central hallway, sitting room and living room on the ground floor with four bedrooms and a bathroom on the first floor.

A concrete pathway leads to the front garden with a shrubbery/rockery and lawn area surrounded by a variety of mature shrubs and trees. To the side is another section of garden with lawn and central bed and a concrete paved pathway leading to an outhouse built of concrete block walls with a corrugated sheeted roof and containing a wc.

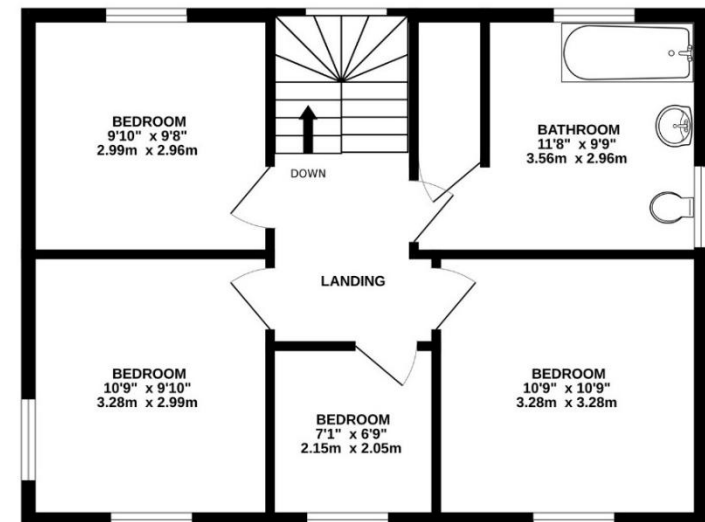
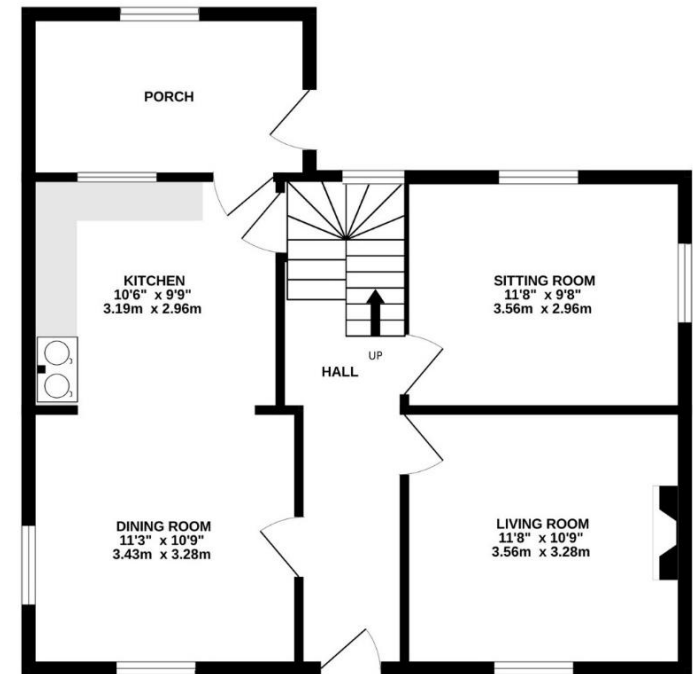
Beyond the front garden at the edge of a paddock, which is also let to the tenant of the farmhouse to graze horses, is a static caravan which is owned by the daughter of the tenant and is occupied by her, pending completion of the conversion of the stone barn within the farmstead which is not included in the sale.

The static caravan shares the services which are connected to the farmhouse including an 'onion' septic tank which was installed about 6 years ago.

To the rear of the farmhouse are small open areas of lawn.

Agent's Notes:

- The farmhouse has been tenanted since 1989. Contact the agents for further details in relation to the rent for the farmhouse, the paddock used for grazing horses and the static caravan together with arrangements for the payments of water and electricity etc.
- The farmhouse was re-wired in 2022 by NSN Electrical Limited of Longrock, Penzance.



Tremethick Bungalow

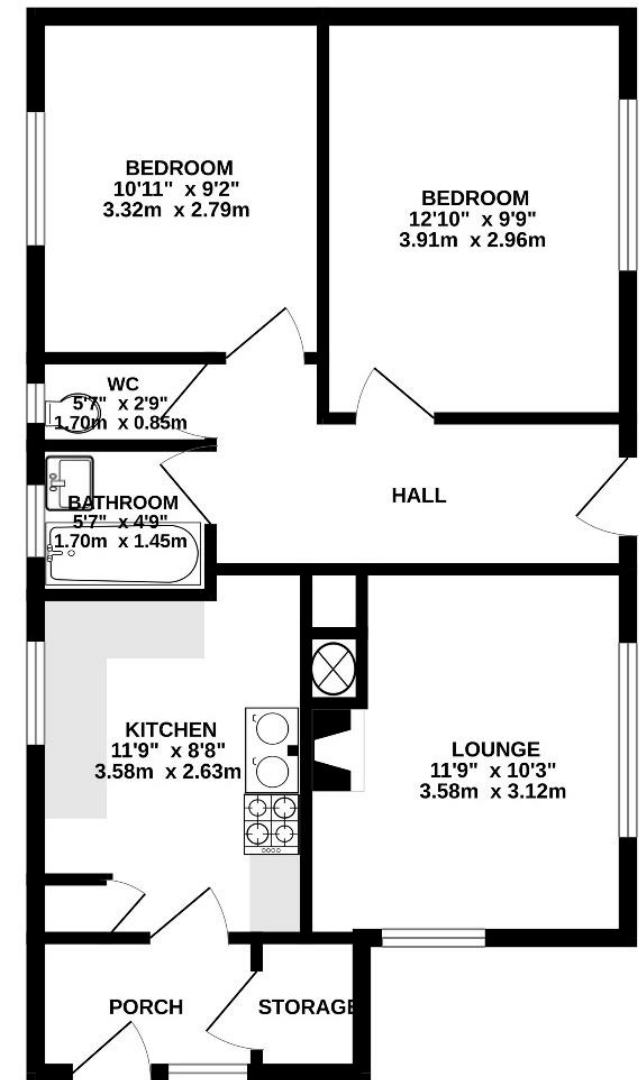
Tremethick Bungalow is approached via the stone surfaced lane which leads through the farmstead and is a 'Cornish Unit or Woolaway' construction which is subject to an Agricultural Occupancy Condition (AOC).

The accommodation of Tremethick Bungalow comprises entrance porch, kitchen, lounge, central hallway, bathroom, separate toilet and two bedrooms. PVCu frame double glazed windows and entrance doors are fitted and there is a radiator heated by the Rayburn in the kitchen.

A gated entrance off the lane leads to a parking area to the front of a garage which is built of pre-formed reinforced concrete panels with a corrugated sheeted roof and pair of wooden entrance doors. Attached to the rear of the garage is a store shed and a garden shed, both built of concrete block walls with corrugated sheeted roofs. The gardens are to the front and rear of the bungalow, being small areas of lawn with livegrowth hedge boundaries, concrete paved patio and another area containing a greenhouse.

Agent's Note:

- The bungalow is with vacant possession.



The Farm Buildings

Adjacent to the farmhouse's side garden is a single storey former Piggery (6.65m x 5.47m) built of stone walls with a corrugated sheeted roof and containing a concrete block built coal bunker.

Open-front Atcost Dutch Barn (20m x 14m) built of reinforced concrete portal frames with Big 6 corrugated sheeted roof and concrete surfaced floor including lean-tos both sides of tanalised timber or steel frames, one with profile steel sheeted roof and the other with corrugated sheeted roof and both with concrete block walls to the sides.

Nissen Shed (9.7m x 5.3m) built of concrete block walls with profile corrugated sheeted cladding and pair of iron sheeted entrance doors. Linking timber with corrugated sheeted covered area to two-storey stone-built Barn (6m x 4m) with part slate and part corrugated sheeted roof.

Top yard with former Milking Parlour (12.7m x 5.2m) built of stone walls with a dilapidated part slate and part corrugated sheeted roof.

Attached at one end is a lean-to former Dairy (5.27m x 4.34m) built of concrete block walls with a corrugated sheeted roof and metal up-and-over entrance door to the garage section.

Opposite is a range of Calf Sheds and Loose Houses (15m x 4m) built of concrete block walls with a corrugated sheeted roof.

Agent's Notes:

- We are aware that there is at least one small patch of Japanese Knotweed on part of the land.
- The tenant of the land has the use of some of the buildings if required. The stone barn, adjoining covered area and Nissen shed are with vacant possession.



The Land

Tremethick Farm extends in total area to 59.64 acres or 24.14 hectares or thereabouts divided mainly into two blocks by the Council maintained road.

The larger block to the south of the road is further divided into three sections by the stone surfaced entrance track which leads to the farmstead and then to the bungalow and beyond.

Of the total area, just under 48 acres or about 19 hectares is productive, the remainder being woodland, moor, the farmstead and hard standing etc.

All of the productive land is down to pasture but a large proportion is considered suitable for growing arable, "early" and horticultural crops as well as for double cropping.

The land within the larger block is level or gently sloping, the smaller block also being generally level or gently sloping but with some steeper sections.

The boundaries and internal divisions to the land are Cornish stone and earth hedges some of which are tree lined and the productive land is described as Grade III on the Land Classification Map.

Agent's Note:

- All of the land comprising Tremethick Farm with the exception of the farmstead and one paddock is let on a Farm Business Tenancy until 28/09/2034. Contact the agents for further details.



Council Tax Band Farmhouse: E Bungalow: C **EPCs** G & F

Services

Mains electricity and mains water are connected to the farmhouse, static caravan, bungalow, some of the farm buildings and part of the land. The farmhouse and static caravan are connected to an 'onion' septic tank which was installed about six years ago. The bungalow is connected to a private foul drainage system. The separate block of land to the north of the Council road does not have mains water connected but the land is bordered by a stream. 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.

Agent's Note: The former stone barn in separate ownership which is being converted has separately metered mains electricity connected to it and a private drainage system within its own curtilage. Currently, mains water is connected to it from the farm supply and therefore a sub-meter will need to be installed by the purchaser of Tremethick Farm and arrangements agreed for payment for water consumed in accordance with prevailing South West Water rates.

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.

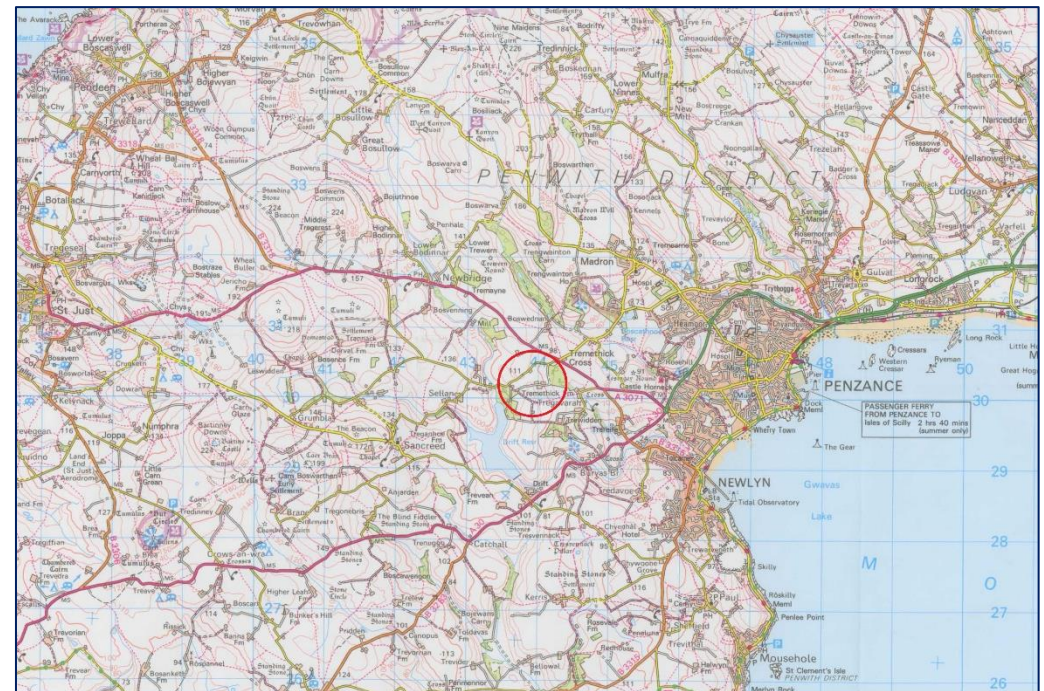
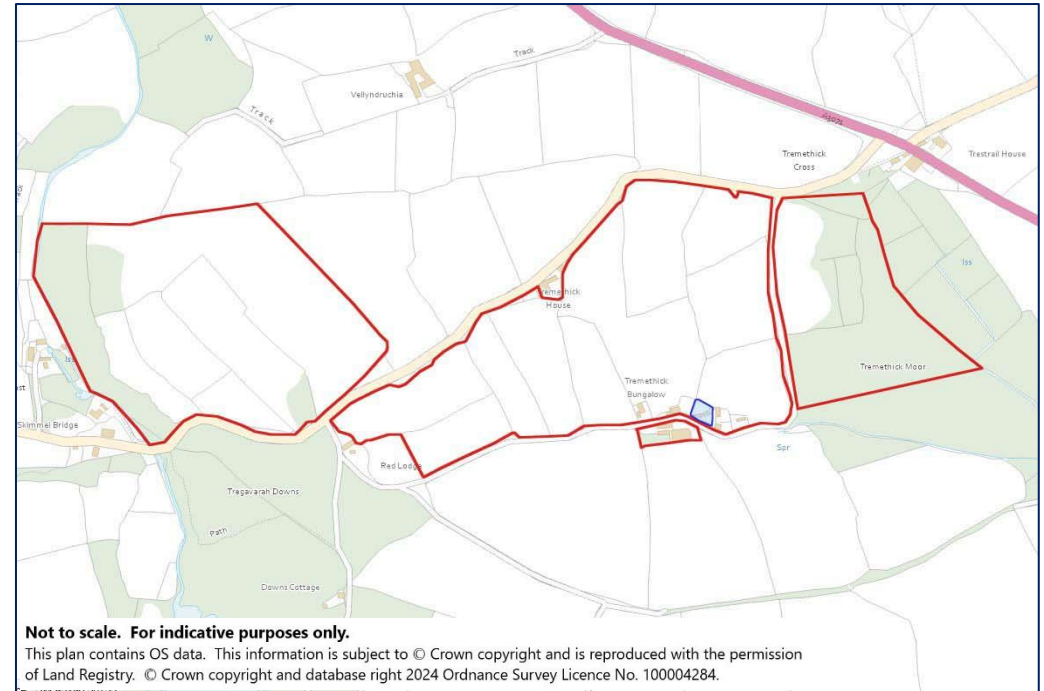
Viewing

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

Directions

From the main A30 road bypassing Penzance take the A3071 road towards St Just and after about 1 mile at Tremethick Cross turn left. After a short distance turn left into the lane leading to the property.

what3words///fixated.nearly.spenders





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY

property@lodgeandthomas.co.uk

lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

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