



Cudna Farm,
Crowntown, Helston

LODGE & THOMAS
ESTABLISHED 1892

Cudna Farm,

Crowntown, Helston, Cornwall TR13 0AD

Guide Price - £325,000 Freehold

- Period Former Farmhouse
- Conditional Planning for two replacement dwellings
- Level Site
- Close to Helston and South Cornish Coastline

A redundant former 3-bedroom farmhouse requiring complete renovation or redevelopment with the benefit of planning consent for two replacement dwellings on a level site in a village setting close to the old market town of Helston.

Helston – 3 miles. Porthleven 3.5 miles, Hayle 7.5 miles, Camborne 6.5 miles (all distances approximate)

The Property

Accessed off the B3303, by a shared access lane, a former traditional single storey farmhouse of stone and granite construction with latter day extensions with exposed granite lintels and quoins under a pitch slate roof. The property is in a poor state of repair but boasts a plethora of character features to include sash windows with window shutters, but requires complete refurbishment throughout to make habitable for the 21st Century.

The property lies on a level site with parking, The gardens to the rear are bordered by farmland to two sides. The plot extends in all to 0.16ha or 0.39 of an acre.



The current accommodation comprises:

Entrance Porch

Kitchen (4.5m x 3m) with Rayburn Royale stove, range of kitchen units with sash window to front elevation.

Dining Room (4.5m x 3m) window seat to front elevation with window shutters; cupboard housing hot tank.

Entrance Hall door to front elevation.

Bedroom One (4.5m x 3.3m) window seat with sash windows.

Inner Hallway with wc off;

Bedroom Two (4.6m x 3.3m) window to front elevation;

Sitting Room (5m x 4.2m) with window to side elevation, wood burning stove (not in use);

Bathroom (2.6m x 2.4m) bath, wc;

Utility Room shower room, wc

Bedroom Three (3.7m x 2.65m) dual aspect

Adjoining **Workshop** (6.2m x 2.46m)

Outside, a number of old outbuildings in a poor state of repair.



Planning

Outline planning permission was granted on 17/10/2025 Planning Ref PA2505863. for the demolition of the farmhouse and the construction of two detached dwellings, subject to a reserve matters application. The copy of the plans and planning permission are available to download from Cornwall Council's planning portal or from the selling agent.

EPC N/A **Council Tax Band** D (currently)

Services

The property is currently served by main electricity, mains water, private 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

The site is situated in the village of Crowntown some 3 miles north of the market town of Helston, home to the famous Furry Dance and provides an array of shops, banking, commerce facilities, together with a minor injuries hospital, health and community colleges and three supermarkets. The village provides a primary school, which is located a few hundred yards from the site and the County town of Truro lies approximately 19 miles to the north-east.

The scenic Cornish coastline, The Lizard Peninsula, in an Area of Outstanding Natural Beauty, along with the old quaint harbour village of Porthleven are within easy reach, along with Hayle, St Ives and the rugged north Cornish coastline.

Viewing

The site and property may be viewed externally with sale particulars in hand, during daylight hours Please notify the agents Lodge & Thomas of your intended visit. Any internal viewing is strictly by appointment only.

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

Directions

On entering Crowntown from Helston, drive past Sithney Primary School and after approximately 450m the entrance drive will be seen on your left hand side as marked by the Lodge and Thomas for sale board.

what3words///shifting.sandwich.outfitter
(to the entrance drive)

Agents Note

The property to be sold as seen.





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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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