

CHRISTOPHERS

ESTATE AGENTS



A striking detached Victorian former farmhouse set within grounds and pasture land of approaching two acres with commanding rural views.



Deriving its name from the Diamond Jubilee of Queen Victoria in 1897, Jubilee Farm is a double fronted three bedroom period residence which offers well proportioned and versatile family accommodation. Situated on a relatively level plot, Jubilee Farm is likely to appeal to buyers seeking to live the 'good life' through cultivating a smallholding and utilising the land.

Enjoying an elevated position, the residence and land enjoy far reaching rural views in most directions, together with distant coastal views towards the western coast of the Lizard Peninsula and to Dodman Point on the Roseland. On a clear day they are simply magnificent to behold.

The ground floor accommodation comprises a snug, farmhouse style kitchen with an oil fired Rayburn and separate dining area, lounge with stone fireplace and wood burning stove (with back boiler), utility room, shower room and an entrance hall and inner hallway.

On the first floor are three double bedrooms with stripped wood flooring, family bathroom with a roll top bath and, in the attic, there is a useful office space and further storage area. Outside the front garden is laid largely to lawn, whilst, to the rear, lies a patio area with a sunny aspect and hot tub and small pond. Beyond this lie two pasture fields, a small copse with saplings, vegetable path, solar panels and a storage barn. A driveway runs from the front of the property along to the parking area with ample parking for a number of vehicles. The residence benefits from double glazing, oil fired heating and solar panels.

Carnkie is a rural hamlet convenient for both the towns of Helston and Falmouth with all the amenities they have to offer. Within the hamlet there is a village hall and Wendron Sports Club, which provides sports facilities and a clubhouse with a bar. In the nearby hamlet of Porkellis there is the well regarded Star Inn Public House. A short distance away is the primary school of Halwin.

Secondary education can be found in both Helston and Falmouth with the latter also having a university campus. Stithians Reservoir is situated a short drive away and offers a range of watersport activities and lakeside walks to visitors.

A mainline railway station can be found approximately seven miles away in Redruth with the A30 arterial road into Cornwall being a similar distance away.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up to front door with transom window above to

ENTRANCE HALL

With attractive patterned period floor tiling and doors off to the inner hallway and -

SNUG 4.11M X 3.35M (13'5" X 10'11")

With attractive wooden flooring, feature fireplace with a local stone mantle, slate hearth and wood burning stove and a window to the front aspect.

KITCHEN/DINING AREA 6.78M X 2.57M NARROWING TO 2.51M (22'2" X 8'5" NARROWING TO 8'2")

A farmhouse style kitchen with an oil fired Rayburn, a bespoke hand made kitchen with pine cupboards, drawers and a pine dresser with attractive wall cupboards. A granite work surface incorporates a Belfast style sink with a swan neck mixer tap over, drainer and cupboards under. There is a tiled slate floor, a window to the side aspect and an opening into the -

DINING AREA

Light and airy with a continuation of the floor tiles, space for a freestanding fridge/freezer, wall mounted cupboard (housing the electric consumer unit), solar controller, double glazed door and side panel to the rear and internal doors to the utility room and -

SHOWER ROOM

A white suite comprising a low level W.C., pedestal wash handbasin and a shower cubicle with a shower and easyclean splashback. There is tiling to the walls, wooden window sills and twin windows to the side aspect.

UTILITY ROOM 3.48M X 2.34M (11'5" X 7'8")

A very practical dual aspect room with a polished granite worktop with tiled splashback, incorporating a Belfast style sink with mixer tap over and cupboards under. There is a space for a washing machine, windows to the side and rear aspect, Velux window, door to the side garden and a stable door to -

INNER HALLWAY

With attractive flagstone flooring, understairs storage cupboard, stairs to the first floor, stable door to the utility room and doors off to the entrance hall and -

LOUNGE 6.10M X 3.71M (20'0" X 12'2")

A light and generously proportioned triple aspect room with striking exposed local stonework, stripped wood flooring and wood burning stove (with back boiler) set on a slate hearth with a local stone surround.

From the inner hallway an attractive wooden staircase with wrought iron spindles and a half landing ascends to the first floor. There is a window with views over the rear garden and land and a rural outlook beyond towards the reservoir.

FIRST FLOOR

LANDING

Stripped pine doors lead off to all bedrooms and a family bathroom whilst an open tread staircase rises to the office/attic storage area.

BEDROOM ONE 4.75M NARROWING TO 3.51M X 3.15M PLUS WINDOW RECES (15'7" NARROWING TO 11'6" X 10'4" PLUS WINDOW RECES)

A double bedroom with stripped wood flooring and windows to the front looking out over the front garden and enjoying a fabulous rural outlook beyond.

BEDROOM TWO 3.48M X 2.95M PLUS WINDOW RECESS (11'5" X 9'8" PLUS WINDOW RECESS)

A double bedroom with wood flooring and an outlook over the front garden and the sweeping rural vistas beyond.

BEDROOM THREE 2.95M X 3.51M PLUS WINDOW RECESS (9'8" X 11'6" PLUS WINDOW RECESS)

A double bedroom with stripped wood flooring and enjoying a lovely outlook to the rear garden and beyond.

BATHROOM

A generously sized family bathroom with a white suite comprising a W.C. with raised cistern, pedestal wash handbasin and a cast iron roll top bath with mixer tap and flexible shower attachment over. There is tiling to the walls, stripped wood flooring and a window to the rear with a lovely rural backdrop in the distance.

An open tread staircase rises to a door to the loft which is partly boarded and houses the immersion and water tank. Door from upper landing area to -

OFFICE/STORAGE AREA 4.57M X 3.45M MAX (14'11" X 11'3" MAX)

With exposed beams, area of limited headroom and a Velux to the rear. The room and approach to it could be adapted to provide a fourth bedroom subject to any necessary permissions or consents.

OUTSIDE

The property is approached over a driveway to the front, which leads on to a parking area with ample parking for a number of vehicles. There is an electric car charging point.

GARDENS

The front garden is laid largely to lawn with a grassed bank to each side and enclosed to the front by stone walling with iron fencing. To the rear of the residence is a sheltered area which enjoys a sunny outlook and good degrees of privacy. A hot tub and further patio area would seem an ideal place in which to relax, enjoy a barbecue or entertain in warmer months. This leads to a lawned garden area which play host to a small pond and has established trees and shrubs at its borders.

LAND

A real feature of the property, and approaching two acres in total, is the land, which is loosely arranged into two level pasture fields to the west of the property. Largely enclosed by local stone walling and hedging, the land would seem likely to suit a range of potential uses subject to any necessary permissions. There is a useful storage barn, an oil tank and solar panels to the side of the residence. Far reaching rural views can be enjoyed from many points within the acreage.

AGENTS NOTE

The hot tub is available to purchase by separate negotiation.

SERVICES

Mains electricity, water and private drainage.

COUNCIL TAX BAND

Council Tax Band D.

DIRECTIONS

From Helston head out on the A394 Falmouth Road for approximately six miles passing through Trewennack, until reaching Rame. As one enters Rame, passing the Halfway House Public House on the left hand side, take the left hand turn and immediately before the triangular junction at the foot of the hill turn left. Continue along this road and up the hill approaching Carnkie for approximately half a mile. As one approaches the village, take a right hand turn (signposted for Redruth and Stithians Reservoir) and after a short distance, and just before the road bends around to the left, Jubilee Farm will be found on the left hand side.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FINANCE - PURCHASERS

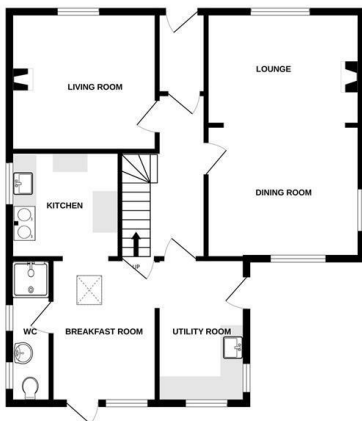
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

26th March, 2024.

JUBILEE FARM CARNKIE, CORNWALL, TR13 ODX PRICE GUIDE £675,000

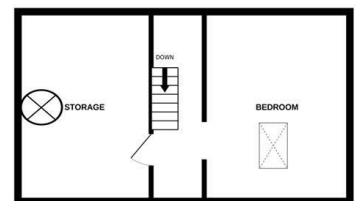
GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Web: www.christophers.uk.com
 Email: property@christophers.uk.com