



D. R. Kivell  
COUNTRY PROPERTY

Higher Trefrew Farm  
Camelford, Cornwall



## Higher Trefrew Farm, Camelford, Cornwall PL32 9XQ

Camelford 2 miles · Wadebridge 13 miles · Launceston 15 miles · Bude 16 miles

 3+3+3 Bedrooms  2+2+1 Reception Rooms  EPC E39 / D56

 70 Acres

Extremely well located 70 acre model farm in highly sought-after North Cornwall. Character 3 bedroom house with an interconnecting 3 bedroom annexe and 3 bedroom bungalow. Versatile modern livestock / general purpose buildings. Level or gently sloping quality grass land in a ring fence.

Higher Trefrew Farm is situated in a most accessible location adjoining the A39. Camelford is 2 miles to the South and Wadebridge is 13 miles to the southwest.

Higher Trefrew is a well presented model farm in a popular and sought-after area of North Cornwall. The farm extends to approximately 70 acres of quality, predominantly level or gently sloping grassland. The character well-presented 3 bedroom house offers comfortable and flexible family living and is complemented by the interconnecting "Haycombe Cottage" a 3 bedroom annexe providing opportunities for extended family or holiday letting. Willow Garth bungalow is located at the head of the entrance drive and provides 3 bedrooms and 1 reception room, ideal for multi-generational living or a letting income. The versatile range of buildings provide livestock accommodation and general purpose storage.

### Higher Trefrew House

Higher Trefrew has an appealing and welcoming 3 bedroom character house, providing comfortable and flexible family living, complemented by Haycombe Cottage a 3 bedroom annexe. The accommodation benefits from uPVC double glazing, gas fired central heating, wood & gas burning stoves and briefly comprises:

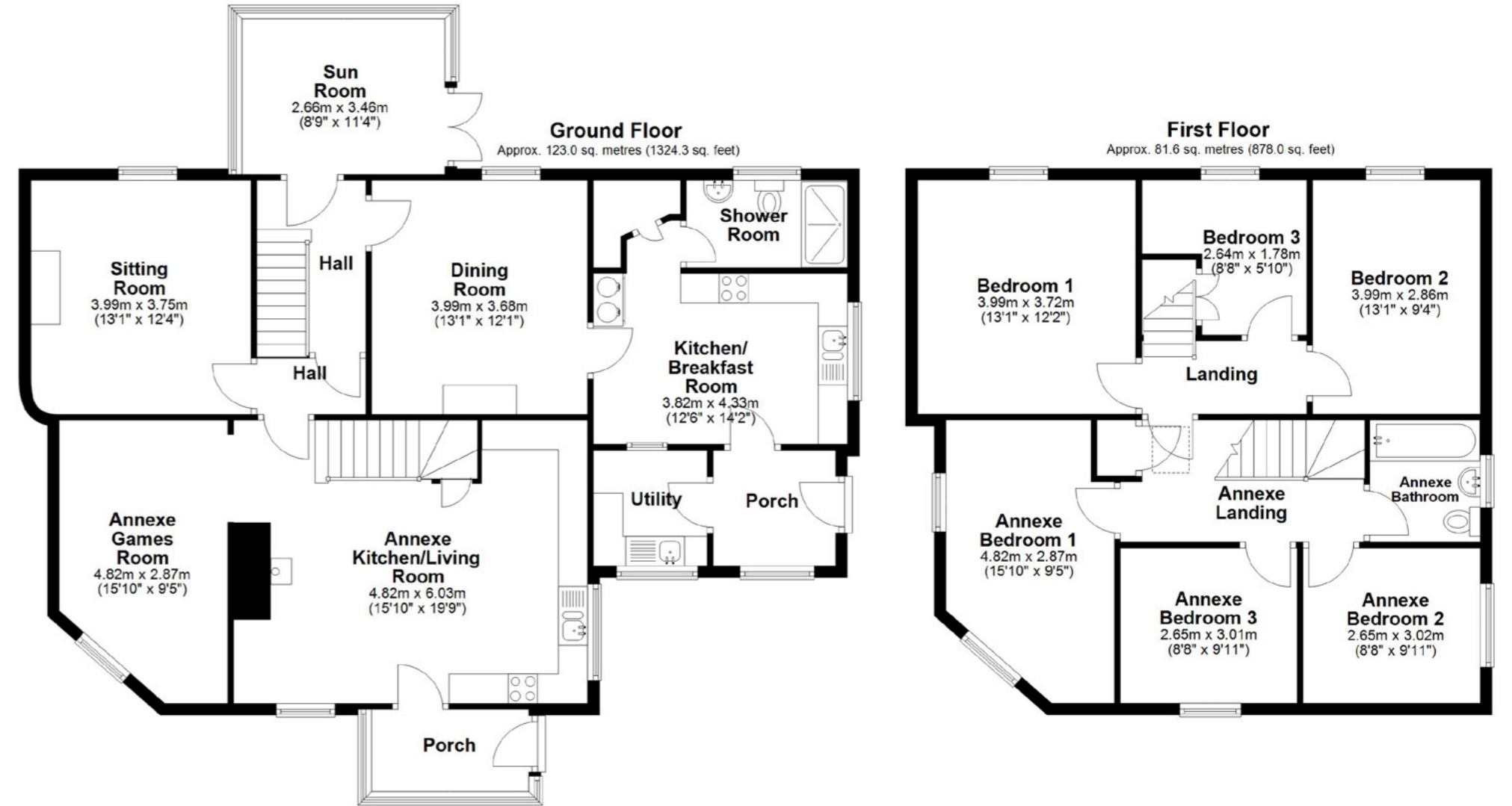
Entrance porch; tiled floor. Utility; tiled floor, fitted wall and base units, space and plumbing for washing machine. Kitchen / Dining Room; Fitted wall and base units under roll top worksurface, fitted electric double oven and hob with extractor above, Rayburn Nouvelle LPG range cooker with back boiler providing domestic hot water and central heating, built in airing cupboard; shower room; large shower cubicle, w/c, wash hand basin and heated towel rail. Dining Room; Feature cut stone fireplace, inset multi fuel fire, window to the front, views over the surrounding countryside. Inner Hall; staircase rises to the first floor. Sunroom; a triple aspect room with dwarf walls and uPVC double glazing with French doors opening onto the patio. Inner hall; door to the Annex. Sitting room; cut stone fireplace, woodburning stove, window the front overlooking the land. On the first floor: Landing; connecting door to the annexe and doors off to; Bedroom 1; Exposed beams, windows overlooking the land. Bedroom 3; Fitted wardrobes, window overlooking the land. Bedroom 2; Exposed ceiling beams, window with views over the land.

## The Annexe – Haycombe Cottage

Ground Floor; a triple aspect entrance porch with dwarf walls and uPVC double glazing, tiled floor and glazed door to; Kitchen / Living room, fitted wall and base unit under granite effect worksurfaces, space and plumbing for washing machine and dishwasher, inset electric oven and hob with extractor above, tiled floor, beamed ceiling, understair storage cupboard, carpeted seating area, feature granite and cut stone fireplace, slate hearth, LPG wood burner effect stove, staircase rises to the first floor, connecting door to the house. Sitting / Games room; beamed ceiling, exposed granite lintels and gas fired Glow-Worm boiler. On the First Floor; Large landing with Velux window, connecting door to the house, built in airing cupboard; Bathroom; wash handbasin, w/c and bath with electric shower above. Bedroom 3; window overlooking the land. Bedroom 2; window to the front. Bedroom 1; a dual aspect room overlooking the yard and the surrounding countryside.

## Garden

The lawned gardens are to the side and rear of the house and annexe. To the side of the sunroom is a paved patio ideal for outside dining and entertaining.



Total area: approx. 204.6 sq. metres (2202.3 sq. feet)

Produced by Energy Performance Services for identification purposes only.  
Plan produced using PlanUp.



### Willowgarth Bungalow

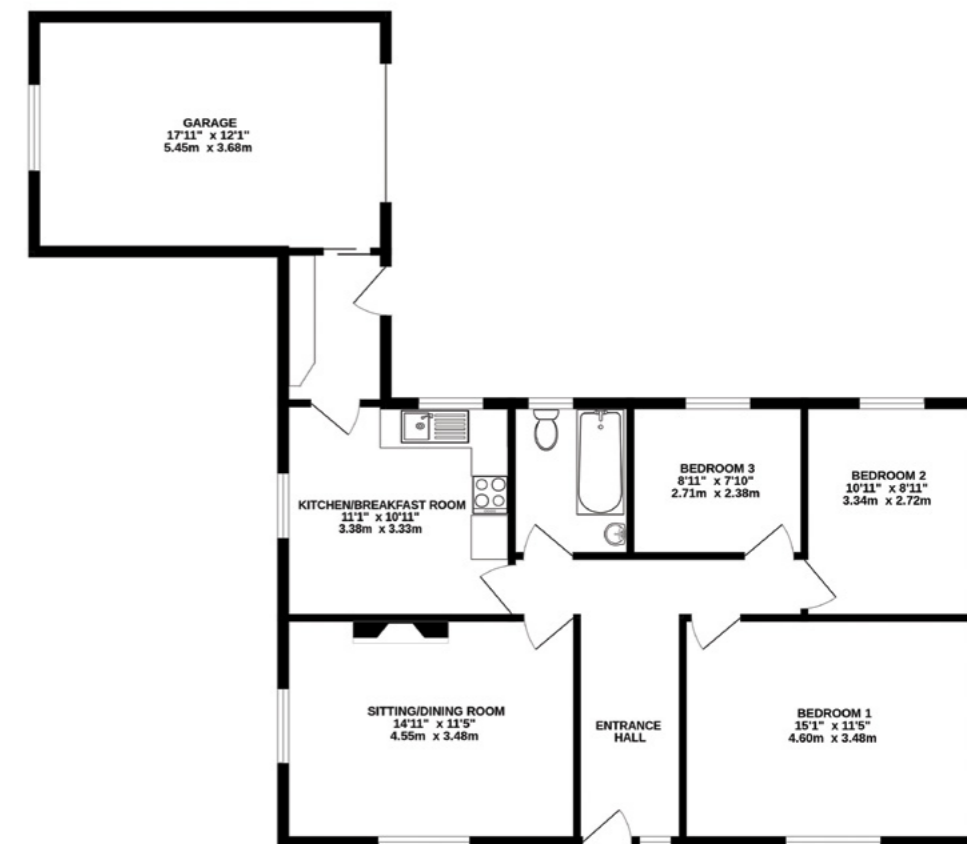
Willowgarth is a spacious 3 bedroom bungalow in spacious lawn gardens. The accommodation benefits from uPVC double glazing and a oil fired central heating and briefly comprises: Entrance hall; corridor and doors lead off to, Sitting / dining room; a dual aspect room , windows to the front and side, open fireplace, Bedroom 1; a large double room, window to the front, Bedroom 2; a double room, window to the rear overlooking the garden & land, a double room, window to the rear. Family bathroom; Wash basin, w/c and bath. Kitchen / breakfast room; a dual aspect room, fitted wall and base units, space for a cooker. Rear entrance / boot room; fitted base units, door to the garage.

### Garden

The lawned garden is arranged to the front and side of the bungalow, interspersed with specimen trees all enclosed within Cornish bank hedges and fencing.

**Garage:** 5.45m x 3.68m (17'10 x 12')

Roller door to the front and pedestrian door to the boot room.



WILLOWGARTH

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



## Farm Buildings

The versatile range of buildings are arranged around concrete yards and briefly comprise:

**Livestock / General Purpose Building:** 8.70m x 18.40m (28'6 x 60'4)

Adjoining **Livestock / General Purpose Building:** 13.50m x 11.75m (44'3 x 11.75)

Central feed passage with feed barriers

**General Purpose Store:** 3.00m x 2.40m (9'10 x 7'10)

**Workshop Store / Former Dairy:** 5.20m x 2.42m (17'0 x 7'11)

**Former Abreast Parlour:** 6.17m x 5.03m (20'2 x 16'6)

**Livestock Accommodation / General Purpose Store:**

7.87m x 5.05m (25'9 x 16'6)

**Livestock / General Purpose Store:** 10.30m x 17.63m (33'9 x 57'10)

**General Purpose / Livestock Building:** 10.82m x 3.21m (35'5 x 10'6)

**Workshop / Store:** 6.00m x 5.00m (19'8 x 16'4)

**Weeping Wall Slurry / Dung Store:** Adjoining dirty water pit

**Fodder / Machinery Store:** 13.58m x 6.30m (44'6 x 20'8)

**Lean To Cubicle Building:** 13.58m x 6.56m (44'6 x 21'6)

**Lean To Livestock Accommodation / Store:** 12.40m x 3.75m (40'8 x 12'3)

**Cattle handling Area:** Race and holding pen

**General Purpose / Livestock Building:** 5.60m x 4.16m (18'4 x 13'7)

**Livestock Building:** 13.41m x 11.45m (43'11 x 37'6)

Livestock accommodation to either side with a central feed passage.

**Silage Clamp:** 93.00m x 7.86m (305'1 x 25'9)

**Livestock / General Purpose Building:** 14.70m x 13.90m (48'2 x 45'7)

**Store / Utility Room:** 4.35m x 2.64m (14'3" x 8'7")

Fitted cupboards, space for washing machine, fridge / freezers, door to w.c.

**Adjoining Garage:** 4.45m x 2.50m (14'7 x 8'2)

**Adjoining Car Port:** 4.65m x 5.38m (15'3 x 17'7)

## The Land

The Farm extends to approximately 70 acres (25.32 ha) of level or gently sloping grassland in easily manageable fields enclosed within Cornish bank hedging and post and wire fencing, with road frontage along the southern boundary.

On the northern boundary is a stream and 2 small conservation areas which attracts various species of wildlife, Flora and Fauna. There are mains water troughs in each field except two on the northern boundary which are stream fed.

## BPS Delinked Payments

The delinked payments are excluded from the sale.

## Countryside Stewardship

The farm is entered into a stewardship until 31st December 2025, "B3 Management of Hedgerows" which restricts the frequency of hedge cutting.

## Services & Information

**Water:** Mains / Well available / natural stream

**Drainage:** Septic tanks

**Electricity:** Mains

**Heating:** Main House LPG Gas Boiler off Rayburn & wood burner in sitting room. Annexe LPG Gas Boiler & wood burner style LPG Gas in sitting room. Willowgarth Oil boiler & open fire.

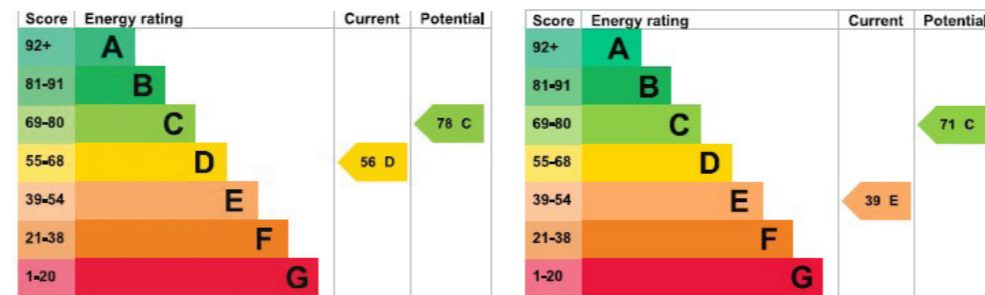
**Broadband:** Fibre to property <https://checker.ofcom.org.uk/>

**Telephone:** Openreach connection

**Mobile Signal:** <https://checker.ofcom.org.uk/>

**Council Tax Band :** House & Annexe - Currently Band C Willow Garth - Band B EPC – E39 / D56

**Occupancy Condition:** Willowgarth is subject to an agricultural and low cost affordable dwelling condition.



## Local Authority

**Cornwall Country Council**, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234100

## Tenure

The property is offered for sale freehold with vacant possession on completion.

## Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.

As this is working farm all viewings are to be accompanied without exception.

## Directions

From the A30 at Launceston, proceed towards Bodmin and at the Kennards House junction take the A395 towards Camelford. Proceed on the A395 for 10.5 miles, joining the A39 at Davidstow, then turn left towards Camelford. Continue for approximately 1.5 miles then turn right to Port Isaac & Deleabole, proceed for approximately 0.5 of a mile and the entrance to Higher Trefrew Farm is on the right.



## What3words Location Finder

///padlock.inquest.ourselves

## Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.





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