



# NANCROSSA FARM

RAME CROSS, PENRYN,  
CORNWALL TR10 9EA

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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PERIOD FARMHOUSE WITH ATTACHED UNCONVERTED BARN,  
DETACHED TWO STOREY TRADITIONAL STONE BARN,  
FURTHER STONE OUTBUILDING, GARDENS AND LOTS OF  
PARKING.

Situated in a very private setting at the end of a long lane and set well back from the road. Close proximity of Truro, Falmouth and Helston.

Farmhouse with four bedrooms, sitting room, dining room kitchen/breakfast room, utility, bathroom and wetroom.

Attached single storey stone barn with potential for additional accommodation or separate annexe.

Superb detached two storey barn with potential to convert - subject to consent.

Further detached stone barn currently a double garage/workshop. Former farmyard with parking for many cars.

Private enclosed garden enjoying a sunny southerly aspect.

Council Tax Band D. EPC - E

GUIDE PRICE £550,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

## GENERAL COMMENTS

Nancrossa Farm has been in the same family ownership for three generations and therefore presents a very rare opportunity in today's market. The property is extremely private but not isolated and is perfectly positioned for swift access to Truro, Falmouth and Helston. It enjoys far reaching rural views, particularly from the rear over the surrounding countryside with sea views in the distance. The farmhouse itself is full of character with modern additions including replacement double glazing and the oil fired boiler has been renewed very recently. The accommodation includes four bedrooms and bathroom on the first floor. There is a sitting room, dining room, kitchen, utility and wet room downstairs. Attached to the farmhouse is a large single storey stone barn and this has huge potential to convert into additional accommodation or possibly a self contained annexe or holiday let (subject to consent).

There is an excellent range of farm buildings including a very attractive and substantial two storey traditional stone barn with development potential to provide a second dwelling or possibly holiday lets (again subject to consent). There is a further detached single storey stone barn that is currently used as a garage/workshop. A large concrete farmyard provides lots of parking and hardstanding.

## LOCATION

The small hamlet of Rame Cross is located along the A394 Falmouth to Helston road. Truro is approximately ten miles, Falmouth six miles and Helston eight miles. Village facilities are available in Longdowns. The property is also within easy reach of the university campus of Tremough, Penryn.

In greater detail the accommodation comprises (all measurements are approximate):

### ENTRANCE HALL

Half glazed entrance door. Stairs to first floor.

### SITTING ROOM

4.25m x 2.91m (13'11" x 9'6")

Window overlooking the front garden with views beyond. Stone fireplace with granite lintel. Please note the vendors are removing the wood burning stove and this is not included in the sale. Television point. Radiator.

### DINING ROOM

4.45m x 3.44m (14'7" x 11'3")

Large feature fireplace with stone surround, granite lintel and slate hearth with woodburning stove.

### BACK KITCHEN

3.66m x 3.21m (12'0" x 10'6")

Window overlooking the rear. Fireplace incorporating wood burning stove. Cupboard in firebreast recess with slatted shelves and Grant oil fired central heating boiler. Television point. Understairs storage cupboard. Half glazed door to rear and door to:



### KITCHEN

3.74m x 3.70m (12'3" x 12'1")

Window overlooking the rear. Base and eye level kitchen units, one and a half bowl stainless steel sink/drain, space and plumbing for washing machine, Zanussi integral oven with hob and extractor fan over. Space and plumbing for dishwasher. Walk in larder cupboard. Door to:

### WETROOM

Low level w.c, pedestal wash hand basin, Triton electric shower, extractor fan, frosted window to side.

### FIRST FLOOR

Landing. Window to rear. Loft access with ladder. Huge attic space with light.

### BEDROOM ONE

4.00m x 3.75m (13'1" x 12'3")

Window to front enjoying far reaching rural views with the sea in the distance. Radiator.

*Philip Martin*



#### BEDROOM TWO

3.75m x 3.51m (12'3" x 11'6")

Window to front enjoying far reaching rural views with the sea in the distance. Radiator.

#### BATHROOM

A white suite with low level, w.c, panel bath, separate shower cubicle, pedestal wash hand basin. Tiled floor. Heated towel rail. Electric shaving point. Frosted window to front.

#### BEDROOM THREE

4.00m x 2.93 (13'1" x 9'7")

Window overlooking the rear. Radiator.

#### BEDROOM FOUR

3.51m x 2.91m (11'6" x 9'6")

Window overlooking the rear. Radiator.

#### ATTACHED STONE BARN

12.46m x 5.08m (40'10" x 16'7")

A superb traditional stone barn in excellent condition with a complete new slate roof including replacement roof trusses. Huge scope to create additional accommodation and perfect as an annexe for a dependent relative (subject to planning consent). Divided into three sections. Two doors to courtyard, two Velux windows and window overlooking the rear garden. Pressure vessel and filters for private borehole water supply. Two former fireplaces.

#### OUTSIDE

Nancrossa Farm is located at the end of a long lane that leads to a huge concrete former farmyard that provides lots of parking and turning space. There is potential to create additional gardens for the outbuildings if developed. There is a substantial range of traditional stone barns that have further development potential (subject to planning consent).

#### DETACHED TWO STOREY TRADITIONAL STONE BARN

19.00m x 4.35m plus 5.29m x 4.65m (62'4" x 14'3" plus 17'4" x 15'3")

A superb and very attractive building with stone elevations and granite lintels and quoins. Approximately 2100 square feet of internal space with huge potential. Modern steel corrugated iron roof. The ground floor is divided into four sections with one massive area upstairs.

#### STONE GARAGE/WORKSHOP

Open fronted. Corrugated iron roof with new trusses. Three sections including substantial granite dividing wall.

#### FORMER CHICKEN HOUSE

In need of renovation.

#### FRONT GARDEN

The garden is enclosed within a granite wall and is mainly lawn. A pedestrian gateway opens into the garden from the driveway and so it is safe for children and pets. There are deep flowerbeds and the garden enjoys complete privacy and a sunny southerly aspect.

#### FORMER GARAGE/WORKSHOP

Concrete block construction and in need of repair. Probably too small for modern cars.

#### ACCESS AND RIGHTS OF WAY

The ownership of the first section of the entrance lane will be retained by the vendor to access the retained land and outbuildings. Nancrossa Farm will have a right of way over this lane and shared maintenance. There will also be a right of way through the farmyard to the rear fields which the vendor is retaining. This land is covered with solar PV panels. Further information from the agents.

#### SERVICES

Private water and drainage. Mains electricity.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

From Truro proceed in a southerly direction along the A39 towards Falmouth. At the Treliever roundabout turn right signposted to Helston on the A394. When entering Rame Cross the entrance to Nancrossa Farm is found on the left. The property is located at the end of this lane.

#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.





Total area: approx. 180.6 sq. metres (1943.8 sq. feet)

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 illustration purposes only and should be used as such.  
Plan produced using PlanIt.

**Nancross Farm, Rame**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs			94	Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-94	A			81-91	A		
81-91	B			61-80	B		
69-80	C			55-60	C		
55-68	D			46-54	D		
39-54	E			36-45	E		
21-38	F	53		16-35	F		
1-20	G			1-15	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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