



WHEAL FORTUNE FARM

TWELVEHEADS, TRURO,

TR4 8SW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED HOUSE, OUTBUILDINGS AND SEVEN ACRES

Located in a very peaceful, rural setting between Truro and Falmouth, enjoying complete privacy and well away from neighbouring properties.

A wonderful package with beautifully presented, light and spacious house, farm buildings, garage and detached workshop offering development potential.

Five bedrooms - master and guest bedrooms with en suite's, large kitchen/dining room, sitting room, two bathrooms, utility room and cloakroom.

Double garage/workshop with inspection pit. Second garage. Modern and traditional farm buildings.
Oil Central Heating. Double Glazing.

Available as a whole or in Two Lots.

LOT 1 - House, outbuildings and 2.25 acres - Guide £865,000
LOT 2 - 4.63 Acres - Guide £30,000

Freehold. Council Tax Band C. EPC - D.

GUIDE PRICE £895,000

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PHILIP MARTIN

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The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

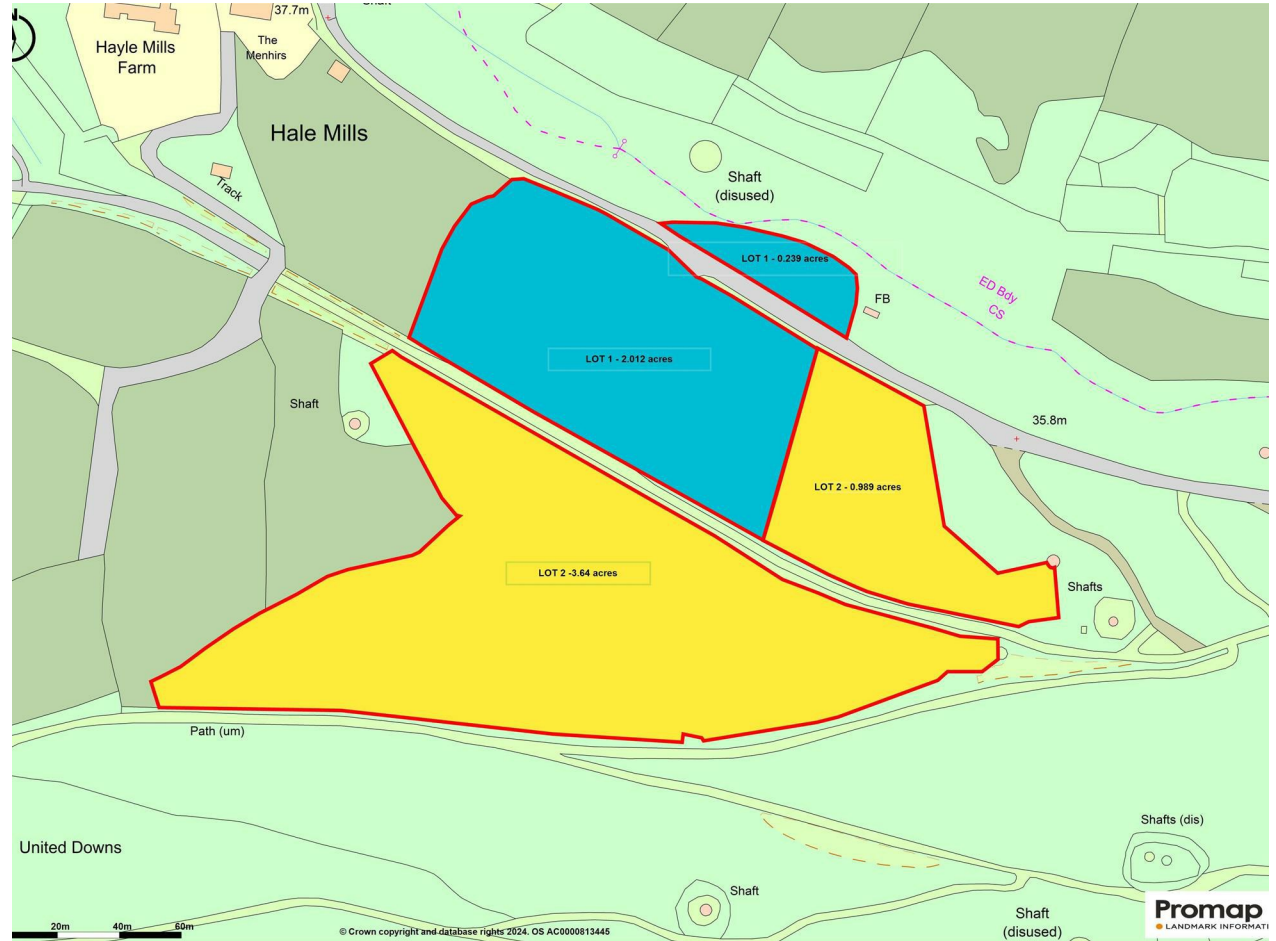
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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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

Wheal Fortune Farm is a delightful small farm located in a quiet rural setting on the outskirts of the hamlet of Twelveheads. It comprises a large detached house, approximately seven acres of land divided into several small paddocks, lots of outbuildings and the benefit of no near neighbours. The property itself is beautifully presented and has been transformed over the last twenty two years during our clients ownership. It is so much larger and more impressive than immediately apparent from outside, the photographs do not do the property justice. It has been extended substantially and provides spacious family accommodation that is extremely versatile. The accommodation includes; large kitchen/dining room with quality fitted kitchen, granite worktops and high ceilings, three reception rooms and five bedrooms (alternatively four bedrooms if the ground floor rear bedroom is used as another reception). The master bedroom is particularly large and a feature is the superb balcony with fabulous views over the rear garden and fields beyond. The house is versatile and could be split to provide separate annexe accommodation for those purchasers with a dependent relative. Most of the rooms have a pleasant view over the surrounding countryside and the house is notably light. The land is in good heart, laid to mature pasture and is currently grazed. It has several paddocks enclosed within natural hedge boundaries which make it a very interesting smallholding. There are an extensive range of outbuildings including a garage/workshop with inspection pit (easily converted to an annexe/holiday let subject to gaining the necessary consent). Traditional stables and a new open fronted shed has recently been built. The gardens are a sheer delight, being well stocked with many mature shrubs and plants, lots of trees, polytunnel and vegetable patch. On the opposite side of the lane is a further piece of ground where a river meanders along the bottom boundary.



LOCATION

Wheal Fortune Farm is located in a very quiet, private setting and accessed from the Bissoe Trail close to the hamlet of Twelveheads. The trail is miles long and leads from the north coast at Portreath to the south coast at Devoran and provides excellent and safe horse riding

and cycling opportunities avoiding main roads. The nearest village with excellent facilities is Carnon Downs (approximately three miles) with general store and post office, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth. The property is also well placed for access to the creek and sailing facilities on the Fal

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Estuary. The city of Truro is approximately seven miles to the east and here there is a fine shopping centre with many national multiples as well rail connections to London (Paddington) as well as various social and leisure facilities. The port of Falmouth lies approximately six miles to the south.

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

ENTRANCE VESTIBULE

Window to side, tiled floor, radiator.

ENTRANCE HALL

Stairs leading to first floor, two storage cupboards.

LIVING ROOM

20'9" x 15'7" (6.35m x 4.75m)

A light, well proportioned room with French doors opening into the rear garden, three windows plus high windows in apex. Woodburning stove, solid wood floor. Steps to lower sitting area, fireplace with granite lintel, radiator, two windows to front.

KITCHEN/DINING ROOM

19'1" x 18'4" (5.82m x 5.61m)

A very light twin aspect room with high ceilings. Two sets of French doors to side enjoying fabulous garden views, windows to rear and front gardens. Remotely operated Velux windows. Modern base and eye level kitchen units, Neff double oven with ceramic hob and extractor fan over, space for fridge/freezer. Granite worktops, double Belfast sink, space and plumbing for dishwasher. Tiled floor. Two radiators.



UTILITY ROOM

Window to side. Granite worktops with space and plumbing for washing machine and tumble drier below. Heated towel rail. Tiled floor.

CLOAKROOM

Low level w.c, wash hand basin, tiled floor. Radiator.

From Entrance Hall Arched door to:

BEDROOM TWO

18'11" x 16'7" (5.79m x 5.08m)

A large twin aspect room with two windows overlooking the side garden and two to rear. Built in wardrobes. Radiator. Door to:

EN SUITE SHOWER ROOM

Modern white suite with low level w.c, vanity sink unit, bidet, shower cubicle with fully tiled surround and Mira shower. Window to side, extractor fan, heated towel rail.

BEDROOM FOUR

15'3" x 10'7" (4.67m x 3.23m)

Twin aspect with window to front and two to side. Radiator.

BATHROOM

A large bathroom with white suite including low level w.c, pedestal wash hand basin, separate shower cubicle with tiled surround and Aqualisa shower. Heated towel rail. Radiator. Extractor fan.

FIRST FLOOR

LANDING - Two Velux windows.

BEDROOM ONE

18'11" x 17'10" (5.79m x 5.46m)

A large, light room with French doors opening onto balcony enjoying views over the garden, window to side and large Velux. High ceilings, exposed roof trusses, built in wardrobes. Door to:

EN SUITE

Low level w.c, vanity sink unit. Velux window. Heated towel rail.

BEDROOM THREE

19'10" x 10'5" (6.07m x 3.18m)

Another twin aspect room with two windows to front and one to side. Radiator.

BEDROOM FIVE/STUDY

12'0" x 6'9" (3.66m x 2.08m)

Window to front with window seat, radiator, Velux and exposed beam. Telephone point.

OUTSIDE

Wheal Fortune Farm is approached from a minor country lane that forms part of Bissoe Trail. Solid electric gates open into a brick driveway that provides parking for several cars and access to the:

WORKSHOP/DOUBLE GARAGE

24'11" x 16'11" (7.62m x 5.18m)

Concrete block built with cavity. Inspection pit. Loft space. Light and power. Double doors. Attached to the side is a gardeners W.C.

GARAGE

13'3" x 9'3" (4.04m x 2.84m)

Attached to the rear of the workshop. Electric roller door. Light and power.



GARDENS

The brick drive continues from the main driveway past the workshop and garage to additional parking for three cars. There is a Greenhouse included in the sale and beyond this is the orchard with fruit trees and a fabulous selection of rhododendrons, acers, monkey puzzle tree and pathways meander through the garden

with many specimen shrubs and plants. The gardens continue at a higher level to the house where there are lawns and a huge selection of magnificent mature specimen shrubs and plants providing colour and interest as well as a garden pond. Within the top field, just above the garden is the polytunnel and productive vegetable garden enclosed behind a rabbit proof fence.

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A brick path leads from the main entrance drive to the front door and continues to the outbuildings.

TRADITIONAL DETACHED STONE BARN

Divided into three sections including a store/tool shed stable and log store. Light and power is connected.

FARM YARD

Enclosed concrete yard, ideal hardstanding for animals. Double gates providing a second access onto the access lane and five bar gate leads into the fields.

MODERN FARM BUILDING

A superb timber, general purpose shed easily adapted to provide stabling and suitable for a variety of purposes. Beyond the shed is an enclosed poultry run and a gate leads into the adjoining field,

LAND

The land, gardens, buildings and farmyard extend to approximately seven acres or thereabouts. They are divided into five grass paddocks with water troughs and are currently being grazed. The land is enclosed within natural hedge boundaries with many wonderful mature native trees. There is a further timber machinery shed. The whole property enjoys complete privacy and far reaching views over the surrounding countryside.

SERVICES

Mains water and electric are connected. Private drainage. Oil fired central heating.

N.B

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

The vendors will be taking some of the plants and shrubs from the garden.

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.

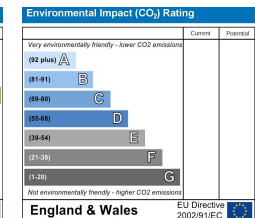
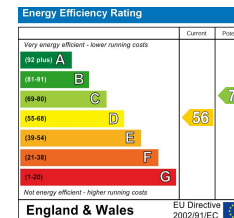
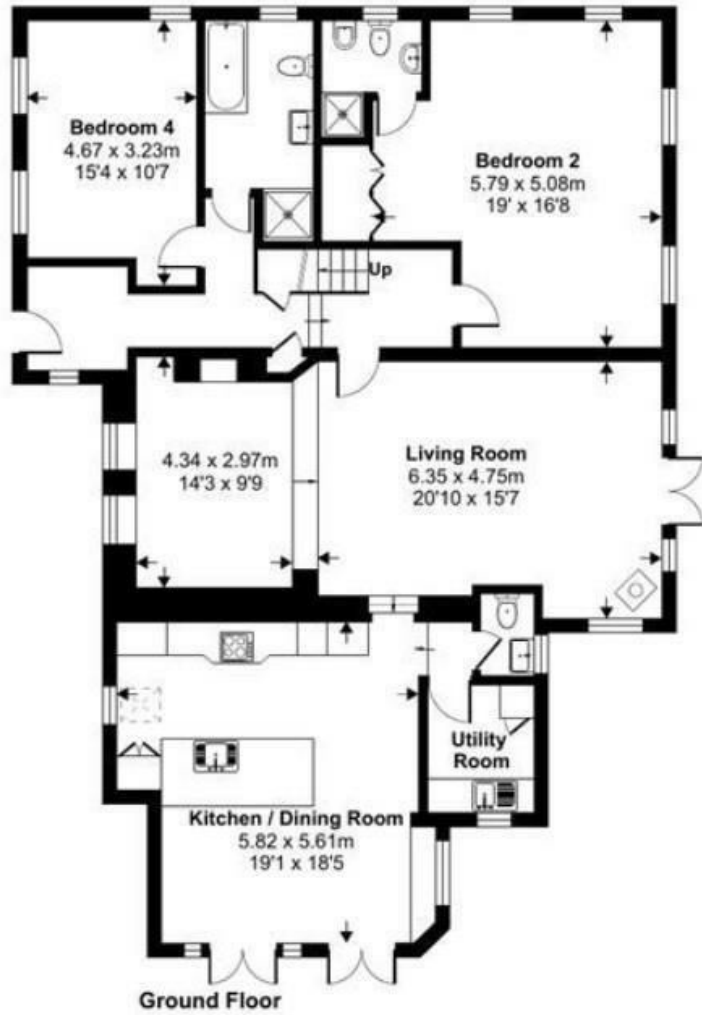
DIRECTIONS

From Truro proceed in a southerly direction along the A39 towards Falmouth. At the Devoran roundabout turn right signposted to Bissoe. Proceed over the crossroads and continue past Bissoe Cycle Hire, taking the next right opposite Richards Garage. Continue along this road for approximately 1.5 miles and just before a sharp right hand bend (that continues into Twelveheads) turn left by "Bon Appetit" cafe onto the Bissoe Trail. Follow this country lane and Wheal Fortune Farm is the first property on the right. Please note some Sat Navs do not go directly to the property.





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