



HALEZY FARMHOUSE

GRAMPOUND ROAD

TRURO

TR2 4EJ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



HALEZY FARMHOUSE

GRAMPOUND ROAD

TR2 4EJ

DETACHED 5 BEDROOM / 4 BATHROOM FARMHOUSE, THREE RENTAL APARTMENTS, OUTBUILDINGS AND TEN ACRES

Located at the end of a private lane and enjoying complete privacy.

Well presented and very spacious detached farmhouse. Five bedrooms - one en suite, huge live in kitchen, dining and sitting room, two further reception rooms, utility, two bathrooms and a shower room.

Three rental properties (two, two bedroom and one, three bedroom) apartments let on assured shorthold tenancies and providing approximately £25,000 per annum.

Stabling for four horses, tack room, hay barn and additional large outbuilding. Double garage.

Large enclosed gardens. Two driveways with lots of parking. Land divided into several useful fields.

In all approximately 10 acres. Sold with no chain.

Freehold. Council Tax Band F. EPC - F.

GUIDE PRICE £1,350,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Halezy Farmhouse comprises a very attractive detached period farmhouse, three rental properties, extensive outbuildings and approximately ten acres of land. It is located in a quiet, rural setting at the end of a private entrance lane and enjoys far reaching rural views over the surrounding countryside. The property is well presented and has been extended significantly during our clients ownership and now provides ample family accommodation with scope to create an annexe if required. All of the rooms are of a very good proportion with high ceilings and large windows enjoy views and afford plenty of natural light. There are five bedrooms and three bathrooms on the first floor, huge kitchen/dining/sitting room, lounge, additional reception room, utility, shower room and cloakroom. The house is surrounded by large mature gardens that enjoy a sunny aspect and far reaching views, they are very private with lawns and many interesting shrubs, plants and trees. There is a fine range of outbuildings including a substantial stable block, workshop and double garage. The land extends to approximately ten acres and is fenced and ideal for hobby farming and equestrian enthusiasts. There are three residential lets including two, two bedroom apartments and one three bed apartment. These are in good condition and provide income of approximately £25,000 per annum. An internal viewing is essential.



LOCATION

Halezy Farmhouse stands at the end of a farm lane. Halezy is no longer a working farm and the farmhouse is one of only two properties, the neighbour is a detached house with land on the opposite side of the lane.

Grampound Road has an excellent shop/post office for daily needs and a very active cricket club with social club as well as a primary school within the village with an OFSTED rating of good in 2023. Nearby is a well equipped horse riding centre.

Philip Martin



Probus has further excellent village facilities including farm shop, pub and several takeaways whilst Truro and St. Austell offer a full range of shopping facilities at eight miles and seven miles respectively. There is a good range of Private and State Schools in the area, both Truro and St. Austell offer an intercity rail link to London (Paddington). Halezy Farmhouse is also about a ten minute drive from the A30 and therefore enjoys easy access to all parts of the county including both north and south Cornish coasts.

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

ENTRANCE HALL

A spacious hallway and a fine introduction to the house. Stairs to first floor. Deep storage cupboard. Travertine tiled floor with underfloor heating. Glazed door to opening into rear garden. Door to sitting room, shower room and opening to:

LIVE - IN KITCHEN/DINING ROOM

A fabulous and very spacious room ideal for modern day living. Dual aspect with windows overlooking the front garden and driveway, rear and side gardens and fully glazed bi-fold doors leading out onto a large sun terrace and enjoying a southerly aspect. Excellent range of base and eye level kitchen units with granite worktops, one and a half bowl stainless steel

sink/drain. Oil fired four oven Aga. Integral dishwasher, gas hob and freestanding American style fridge/freezer. Travertine tiled floor with underfloor heating. Woodburning stove. Television point. Door to:

UTILITY ROOM

9'6" x 5'8" (2.92m x 1.74m)

Worktop with stainless steel sink and drainer. Space and plumbing for washing machine. Window to front, door to side. Tiled floor, Loft access. Door to:

BOILER ROOM

Grant oil fired central heating boiler. Door to outside and the arched undercover storage area.

From Entrance Hall door to:

SHOWER ROOM

7'6" x 4'11" (2.29m x 1.50m)

A partly tiled room with white suite comprising low level w.c, circular sink, walk in shower, heated towel rail. Tiled floor with underfloor heating. Extractor fan.

SITTING ROOM

23'1" x 11'9" (7.06m x 3.60m)

Large open feature fireplace with granite lintel and stone surround. Two windows overlooking the rear garden. Glazed door to rear garden and terrace. Two radiators. Television point. French doors to:

SECOND SITTING ROOM

17'9" x 17'7" (5.42m x 5.36m)

A light, twin aspect room with two windows to front and glazed door to side. Two radiators. Alcove. A very versatile room with potential to create a self contained annexe.

FIRST FLOOR

Landing. Two windows to rear. Radiator. Shelved airing cupboard with large factory lagged hot water cylinder. Controls for solar water system.

BEDROOM ONE

20'2" x 13'5" (6.16m x 4.11m)

A well proportioned twin aspect room with two windows to rear and two to side all enjoying countryside views. Two radiators.

BATHROOM

14'7" x 9'2" (4.45m x 2.81m)

A very large bathroom with white suite comprising low level w.c, double wash hand basin, panel bath, separate walk in shower. Tiled floor with underfloor heating. Velux window. Heated towel rail. Extractor fan.

BEDROOM TWO

16'7" x 11'10" (5.07m x 3.61m)

Another twin aspect room with windows to front and side. Two radiators.

BEDROOM THREE

11'2" x 8'0" (3.41m x 2.46m)

Window overlooking the rear garden. Loft access. Radiator.



BATHROOM TWO

10'4" x 4'9" (3.15m x 1.45m)

Comprising white suite with bath, separate shower cubicle, wash hand basin and low level w.c. Heated towel rail.

BEDROOM FOUR

11'10" x 11'4" (3.62m x 3.47m)

Window overlooking the rear. Velux window. Two built in wardrobes. Radiator.



BEDROOM FIVE

20'0" x 17'7" (6.11m x 5.37m)

Another large, twin aspect room with windows overlooking the front and side gardens. Two radiators. Loft access. Door to:

EN SUITE SHOWER ROOM

9'3" x 8'1" (2.82m x 2.47m)

Including low level w.c, vanity sink unit, walk in shower shower with fully tiled surround. Heated towel rail. Tiled floor. Velux window.

OUTSIDE

Halezy Farmhouse is found at the end of a private lane and adjoins open farmland on three sides. The house enjoys a sunny south facing aspect with fabulous uninterrupted views over the surrounding countryside. The gardens and grounds enjoy complete privacy yet the property is not isolated as there is one neighbour. A private gravel driveway leads up to the house providing turning and parking for lots of cars with ample space for trailers, horse boxes etc. There is useful undercover storage with attractive arched open fronts, from here there are doors to the garage, utility and into a walk in storage room. A separate drive leads up to the three lets where there is additional parking for four cars and access to:

DOUBLE GARAGE

Two up and over garage doors. Window to

front. Light and power. A pedestrian door opens to to the house driveway.

TOP FLAT

Three bedrooms with a footprint of 953 square feet. Current rent £695pcm.

BOTTOM FLAT

Two bedrooms with footprint of 565 square feet. Current rent £695pcm

LOWER FLAT

Two bedrooms with footprint of 643 square feet. Current rent £650pcm.

GARDENS AND GROUNDS

There are front and rear gardens. The front garden is predominantly lawn with lots of trees and shrubs that provided privacy and protection. At the rear is a huge patio that provides lots of sitting out space accessed from the hall, sitting room and live in kitchen/dining room. It enjoys the afternoon and evening sun. Deck provides additional sitting out space. There is a small conservatory and useful wooden store attached to the side of the house. The rear garden has a large enclosed gently sloping lawn that borders the fields with pleasant views. It is very private. There is also a family sized hot tub.

The land is divided into several useful smaller fields and is perfect for equestrian use and hobby farming. It is currently grazed by sheep. There is water connected.

GENERAL PURPOSE BUILDING

Concrete floor.



Philip Martin



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

Proceed into Grampound Road from Truro and follow the road through the village and continue out heading towards Fraddon. After leaving the village proceed down the hill and after a short distance the driveway to the property can be found on the left hand side, where a Philip Martin board has been erected.

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.

WORKSHOP/SECOND STORE

Currently with a built in bar. Light and power. Concrete floor. Doors to front and side where there is an enclosed sitting area, perfect for evening barbeques and enjoying the evening sun and countryside views. There is also hot and cold water supply.

STABLE BLOCK

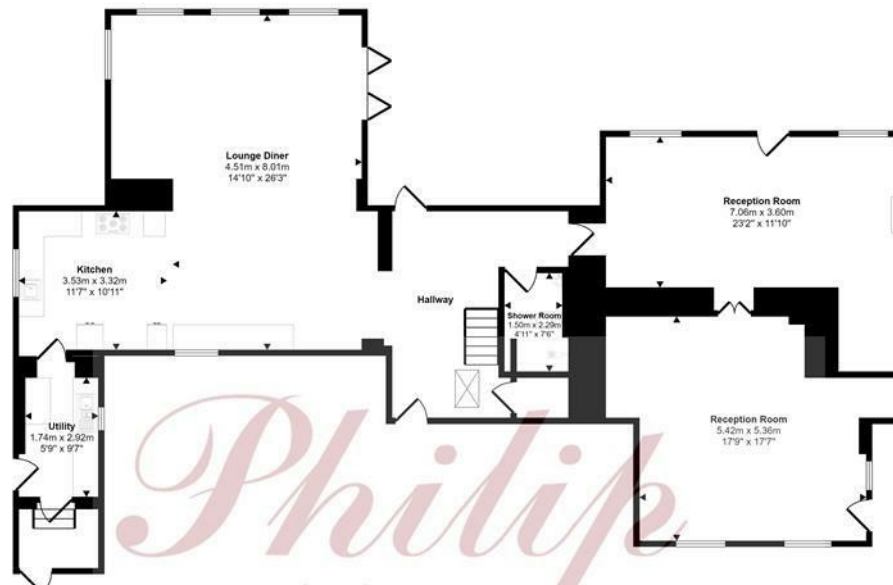
A superb U Shaped building with four stables, tack room and hay barn. Light and power. Concrete yard with gate opening into the fields.

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating.

Philip Martin

Approx Gross Internal Area
301 sq m / 3245 sq ft



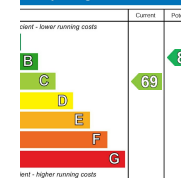
Ground Floor
Approx 158 sq m / 1696 sq ft



First Floor
Approx 144 sq m / 1549 sq ft

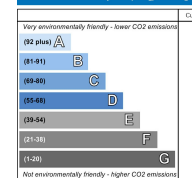
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with MadeSnappy 360.

Efficiency Rating



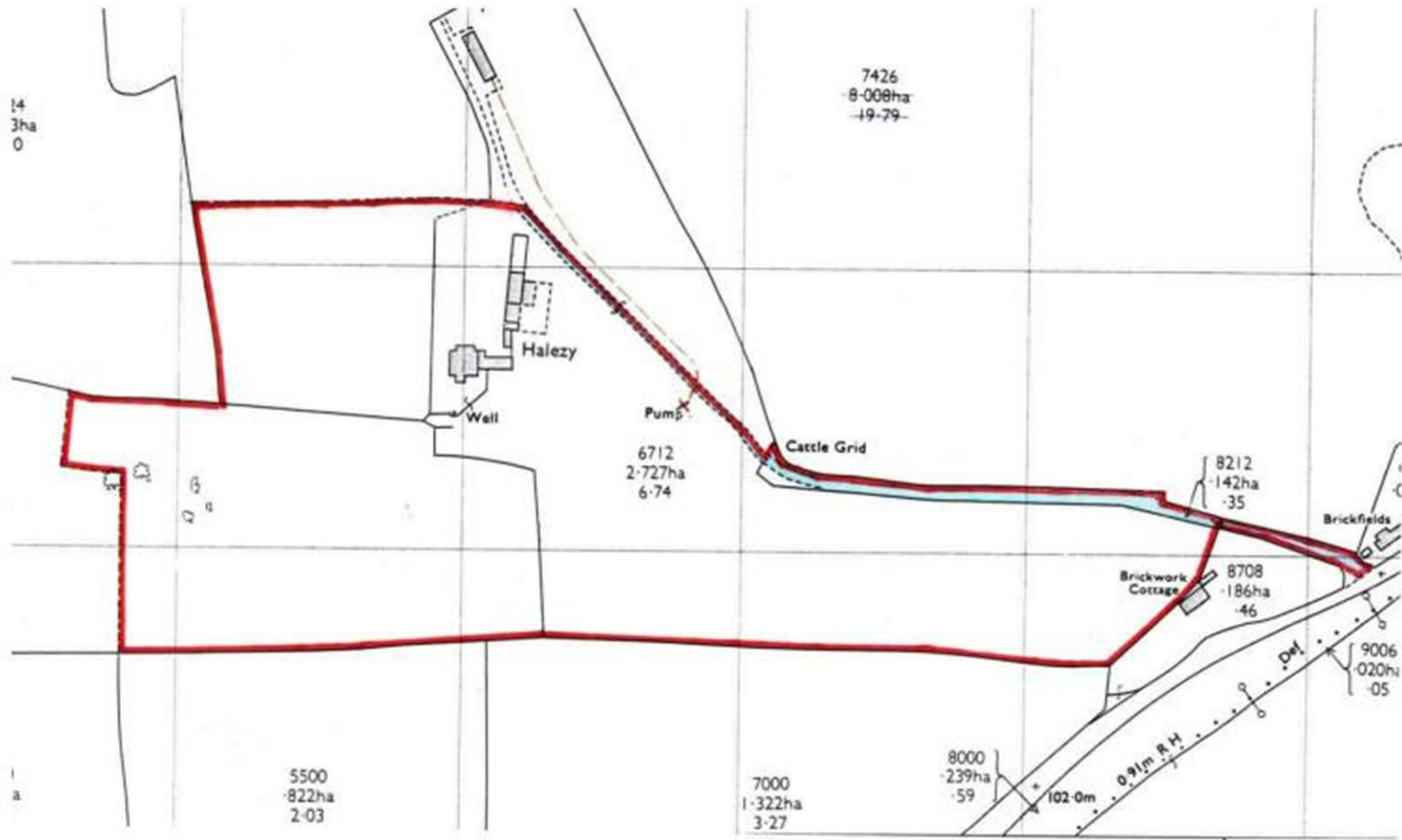
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS