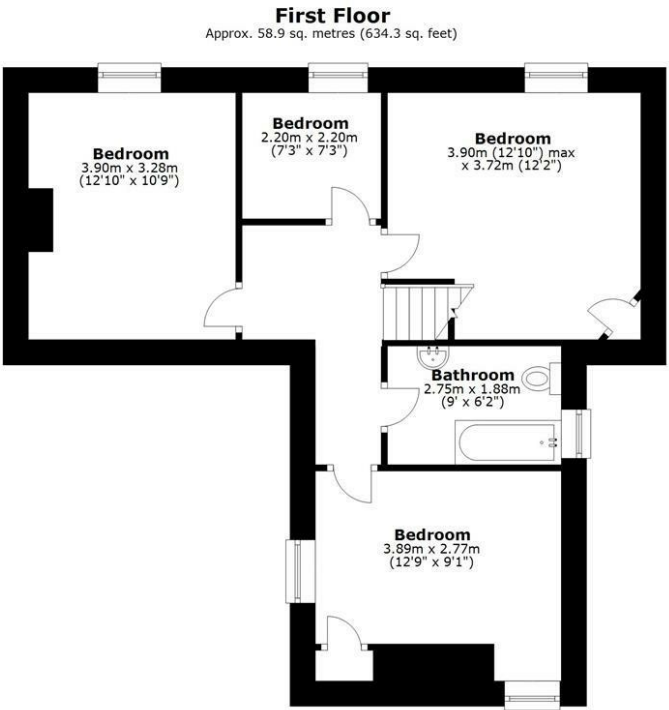
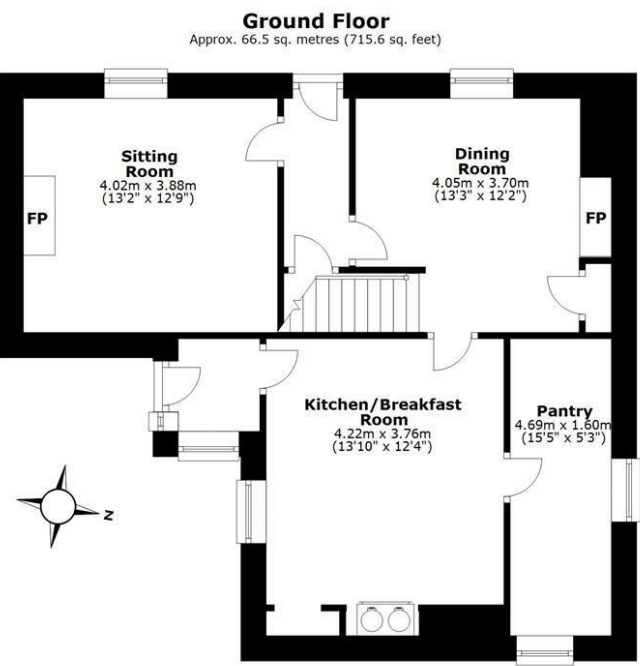


PORTLOE, ROSELAND PENINSULA



Total area: approx. 125.4 sq. metres (1349.8 sq. feet)

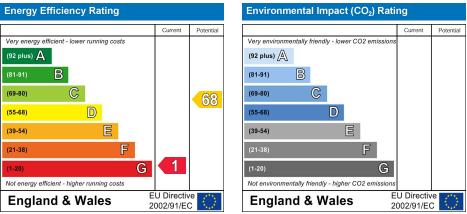
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.

Trenisson Farmhouse, Portloe

KEY FEATURES

- Detached farmhouse
- Close coast
- 4 bedrooms and bathroom
- Sitting room and dining room
- Detached garage
- Sought-after area
- Fabulous sea and country views
- Kitchen and walk-in pantry
- In need of complete refurbishment
- Range of former piggeries

ENERGY PERFORMANCE RATING



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

(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



TRENISSON FARMHOUSE PORTLOE, TRURO, TR2 5PL
DETACHED FARMHOUSE FOR RESTORATION WITH UNOBSTRUCTED SEA AND COUNTRY VIEWS

A rare opportunity to restore/remodel a traditional Roseland farmhouse in an enviable location overlooking open fields to the cliffs and sea in Vryan Bay.

Undoubtedly of considerable age with inherent character features and tremendous potential.
4 bedrooms, bathroom, sitting room, dining room, kitchen with Rayburn and walk-in pantry/former dairy.
Detached garage and a range of stone built former piggeries. Gardens. Council tax- D Council tax- G Freehold

PRICE GUIDE £595,000

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www.philip-martin.co.uk

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GENERAL COMMENTS AND LOCATION

It is becoming increasingly rare for a property of this nature to come to the open market. Trenisson Farmhouse has been in the same family ownership for well over 60 years and is now part of a small settlement which is entirely residential and very desirable. It will ultimately comprise one of five dwellings served by a common entrance drive of which the freehold title will pass with this particular property. At present the house fronts the approach drive but the rear elevation and garden has stunning views over the adjacent fields to the sea in Veryan Bay and the cliffs to Dodman Point in the distance. It is acknowledged that the property is in poor condition and whilst remedial work is necessary including the provision of a new roof it is likely the new owner will remodel the accommodation, possibly extend (subject to consent) and orientate the main aspect of the house towards towards the coast. The farmhouse is an "L" shape building, largely of stone construction, undoubtedly of great age and with many inherent features including slate flag flooring and open beamed ceilings. There are 4 bedrooms and a bathroom on the first floor with 2 receptions, farmhouse kitchen and walk in pantry below. The property is not "listed".

Portloe is one of the "jewels" of the Roseland Peninsula. It has seen little or no intensive development in modern times and still retains its traditional atmosphere with clusters of old stone cottages set in a cleft of the cliff and descending to a delightful small harbour still used by local fishermen but with the industry now sadly concentrating on crabs and lobsters. Not surprisingly most of the village has been declared a Conservation Area. Limited local facilities include a pub and church but there is also a bus service throughout the year and the larger village of Veryan, known for its picturesque round houses built in the 19th Century by a Clergyman, is about two miles away. Here there is a pub, church, primary school, post office/general store, as well as a social/sports hall with indoor bowls and tennis courts. Much of the land in the area is owned and protected by the National Trust and the clifftop walks in the immediate vicinity are exceptional. The nearby Came and Pendower Beach is also a favourite with locals and visitors alike. The city of Truro with its Cathedral and fine shopping centre is about twelve miles away.



THE DWELLING

The house has stone elevations under a slated and part sheeted roof, the latter desperately needing replacement. Some of the windows have double glazing, there is an oil-fired Rayburn in the kitchen but otherwise the accommodation needs comprehensive refurbishment.

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

GROUND FLOOR

HALLWAY

entered through an open porch and with access to cu;board under the stairs.

SITTING ROOM

13'2" x 12'9" (4.01m x 3.89m)
with stone fireplace and beamed ceiling.

DINING ROOM

13'3" x 12'2" (4.04m x 3.71m)
with open fireplace, deep recess with shelving and beamed ceiling. Stairs to the first floor.

KITCHEN

13'10" x 12'4" (4.22m x 3.76m)
focusing to an oil-fired Rayburn set in a recess and which supplies domestic hot water. Sink unit and further base cupboards with worktops. beamed ceiling and slate flagged floor. Door to walk-in PANTRY/FORMER DAIRY with slate benches. Door to rear entrance porch.

FIRST FLOOR

BEDROOM 1

12'10" x 12'2" (3.91m x 3.71m)
with deep built-in cupboard.



BEDROOM 2

12'10 x 10'9" (3.91m x 3.28m)

BEDROOM 3

7'3 x 7'3" (2.21m x 2.21m)

BEDROOM 4

12'9" x 9'1" (3.89m x 2.77m)
with airing cupboard containing hot water cylinder with electric immersion heater (in addition to hot water from Rayburn).

BATHROOM

9' x 6'2" (2.74m x 1.88m)
with bath, wash basin and wc.

OUTSIDE

A small walled forecourt extends to the front of the farmhouse whilst a much larger linear-shape garden runs to the rear and which is bounded by an open field and with fabulous far reaching views to the sea.

Adjacent to the farmhouse there is a detached GARAGE and an attractive 5-door range of former PIGGERIES.

The hard surfaced drive leading off from the highway into the nucleus of dwellings will form part of the freehold title of the farmhouse. Each property has a one-fifth responsibility towards maintenance.

SERVICES

Mains electricity. A new independent mains water supply is currently being installed. Private drainage system.
NB. The electrical circuit and any appliances within the dwelling have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9