

Hillside Farm Hangmans Hill Nr Camborne, TR14 9JF







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Situated in a wonderful position with beautiful countryside views, this charming detached farmhouse presents a unique opportunity for those seeking a slice of rural life. With four spacious bedrooms, this property is perfect for families or those desiring extra space for guests or a home office. Steeped in history, this characterful farmhouse dates back to the mid-1800s and retains a wealth of period features that add to its charm and appeal. The interior boasts a delightful blend of traditional aesthetics and modern comfort, making it a welcoming haven for its future occupants.

Being sold with approximately six acres of land, the property offers stunning views of the surrounding countryside, providing a peaceful retreat from the hustle and bustle of everyday life.

The expansive grounds not only enhance the beauty of the home but also present a myriad of possibilities for gardening, outdoor activities, and those with horses or livestock. In addition to the main residence, the property includes a range of outbuildings, which offer superb potential for conversion or development, whether for personal use or as an investment opportunity. This delightful farmhouse is situated in a quiet rural location, ensuring privacy and tranquillity while still being within reach of local amenities. This is a rare opportunity to acquire a piece of history in a picturesque setting, making it a must-see for anyone looking to embrace the charm of country living.



The Mather Partnership, Offices in Helston & Hayle

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Guide price - £695,000

Location

The property is located in a charming rural area close to the villages of Four Lanes and Troon, which are located close to Camborne. Known for its rich mining heritage and community spirit, this area features a range of amenities including well-regarded primary school, convenience stores, pharmacy, and a popular cricket club. The villages enjoy beautiful countryside surroundings while remaining close to transport links, making it ideal for families and commuters alike.

Accommodation

Entrance porch
Living room
Dining room
Kitchen
Master bedroom
En Suite wet room
Bathroom

Bedroom

Bedroom

Bedroom

Outside

The property occupies a generous plot in a quiet rural position, affording wonderful views over the surrounding countryside. The immediate gardens are laid to lawn with mature trees and shrubs. There is off road parking for several vehicles, with gated entrance opening into a spacious courtyard, ideal for further parking and storage. The great selling point for this property is undoubtedly the approx. 6 acres of land included in the sale. These are conveniently arranged into individual gated paddocks with Cornish stone walling to boundaries, perfect for those with horses or looking to keep livestock.

Chalet

This is a useful detached chalet, which is situated in the front garden and providing a lounge kitchen dining room, bedroom and shower room. Ideal for additional accommodation for guests or extended family. There is a certificate of lawfulness in place for the chalet (PA16/09318) and it could be changed or redeveloped subject to the normal planning consent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		25	64
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Outbuildings

The property benefits from a number of outbuildings, ranging from workshops, an art studio and a large storage building. These outbuildings offer wonderful potential to be converted, subject to gaining any relevant permissions.

Agents note

Our client informs us that there is an additional 3 acres of land that is available by separate negotiation.

Services

Mains water and electricity. Oil fired central heating. Septic tank drainage. Freehold tenure.

Council Tax Band D**What3Words**

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



Hillside Farm, Hangmans Hill, Troon, Camborne, TR14

Approximate Area = 1242 sq ft / 115.3 sq m (excludes shed / sunroom)

Outbuildings = 1738 sq ft / 161.4 sq m

Total = 2980 sq ft / 276.7 sq m

For identification only - Not to scale



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

