

Bannsvale Farmhouse and Cottages

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Bannsvale Farmhouse and Cottages,

Mount Hawke, Truro, Cornwall, TR4 8BW

Porthtowan 1.5 miles St Agnes 2.5 miles Chapel Porth Beach 2.5 miles Perranporth 6.5 miles Truro 8.5 miles

A tremendous lifestyle opportunity comprising a number of residential properties in a fine position near Porthtowan and St Agnes

- Spacious 3 Bedroom Period Main Residence
- Plus 4 Residential Investment Properties
- Biomass Heating and Photovoltaic Panels
- South Facing Garden
- Main House & Hayloft Business Rated
- Close to the North Coast
- Well-presented
- Multiple Parking
- Freehold
- Little Barn, The Barn & The Loft Council Tax Bands A

Guide Price £790,000

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SITUATION

Just inland from the North Cornish Coast near St Agnes and Porthtowan, and a number of sandy beaches, Bannsvale Farmhouse and Cottages are nestled in a picturesque wooded valley with a stream border.

Mount Hawke is a popular and sought after village with a range of local facilities and amenities with a wider selection in nearby St Agnes and the cathedral city of Truro.

The nearest beach is Porthtowan, a Blue Flag Award Winning beach, which is renowned for its fine surfing. Trevaunance Cove and Chapel Porth at St Agnes are popular with families and surfers, and Perranporth is known for its wide expanse of sand and Chapel Rock landmark. There are footpaths meandering in the vicinity, as well as renowned walks along the South West Coast Path.

OVERVIEW

Bannsvale Farmhouse and Cottages presents an opportunity to purchase a diverse property with a number of property assets which would suit multi-generational living, as well as purchasers looking to generate a good holiday or residential letting income, or a combination of both. Indeed, after a thorough upgrading and improvement programme across the whole property, the current owners have managed all the residences as a mixture of holiday and residential lets.

THE PROPERTY

The approach is to a non-slip car parking and turning area for a number of vehicles adjacent to a detached tiled Storage Shed and Garage Building – which is used for housing the Biomass boiler system, and four residential units of accommodation being The Hayloft (1 bedroom), Little Barn (1 Bedroom), The Barn (2 bedrooms) and The Loft (Studio) and from which there is access through to the garden and the main residence being The Farmhouse,

THE RESIDENCES

The Farmhouse

This delightfully presented and attractive attached house provides well-presented character accommodation. The entrance is to a spacious Reception Hall with a useful Utility Room and Shower Room off. Beyond is a delightful Living and Dining Room with Victorian fireplace with patterned slip and opposite a stone fireplace with inset wood-burning stove. To the rear is a contemporary Kitchen which was replaced in 2024 with worktops to matching upstands, inset single drainer sink unit with mixer tap, integral dishwasher and integral refrigerator, inset microwave which is a combination oven and grill, inset pyrolytic fan assisted oven and grill, 4-ring induction hob with modern extractor hood over and door to walk-in Larder Cupboard. Off the Living and Dining Room is a fine Garden Room with direct access to the outside seating areas and BBQ area.

On the first floor are three good Bedrooms, one with En Suite with shower, washbasin and wc, and a Family Bathroom with panelled bath, wc, tiled shower with rainshower, pedestal washbasin and chrome wall mounted towel radiator.

Outside are level paved seating areas with wall and low wall borders and BBQ area. Beyond is an attractive garden laid mainly to lawn with stream border along the southern boundary.

The Hayloft

An end-of-terrace two-storey converted Barn new flooring and kitchen fitted in 2024 presents an open-plan, Dining and Living Area at first floor level and ground floor Bedroom and Shower Room.

Little Barn

A mid-terrace converted Barn with new open-plan Kitchen fitted 2026 and Living area on the ground floor, and Bedroom with new wood flooring in 2026 and Shower Room on the first floor.

The Barn

An end-of-terrace property with, on the ground floor, open plan Kitchen/Dining Room and Living Room, and on the first floor a Landing, 2 Bedrooms and Shower Room.













The Loft

On the ground floor is an Entrance Hall with Shower new in 2024 and Utility Room off and stairs which lead up to an open-plan Studio with new wood flooring and Velux windows in 2024, open-plan new Kitchen in 2025, Living and Sleeping Area.

THE BUSINESS

Bannsvale Farmhouse and Cottages offers a property with a great deal of versatility to suit a variety of purchasers – both residentially and/or commercially minded. After a comprehensive overhaul and 2 year upgrading programme, the owners now run a successful holiday and residential letting business. The Farmhouse and The Hayloft are currently holiday lets and these properties are business rated. Little Barn, has recently been changed to a holiday letting, and The Barn and The Loft which are currently let as Periodic Residential Tenancies to residential tenants - although these properties have been used previously for holiday letting purposes and vice versa the ones used as holiday let have been residential.

TOWN AND COUNTRY PLANNING

A Certificate of Lawful for Existing Use or Development have been granted on The Hayloft, Little Barn, The Barn and The Loft (Garage Flat). This confirms that the use of the buildings as dwellings is lawful. Further details can be viewed on the online planning register on www.planning@cornwall.gov.uk under reference PA21/09668.

TENURE

Freehold.

LOCAL AUTHORITY

Cornwall Council, Treyew Road, Truro, Cornwall, TR1 3AY. Telephone 0300 1234 100.
www.cornwall.gov.uk

VIEWING

Strictly via Stags' Truro office on 01872 264488. The availability of viewing will be on specified dates.

DIRECTIONS

From the centre of Mount Hawke, drive northwards into Fore Street towards Banns. Ignore the turning to the right into Penhall Lane and follow the road down left into Banns Road. Drive down into the valley. Pass over the bridge at the bottom and the entrance to Bannsvale Farm will then be seen on the left-hand side before driving up the hill.

SERVICES

Mains water, electricity and drainage connected. Biomass boiler providing domestic hot water and central heating to all the properties with Renewable Heat Incentive. Photovoltaic panels with feed-in tariffs. Broadband: Bannsvale Farmhouse: Standard and Ultrafast - full fibre available (Ofcom). Mobile telephone EE good outdoors (Ofcom).

Bannsvale Farmhouse

Approximate Gross Internal Area = 135.6 sq m / 1460 sq ft

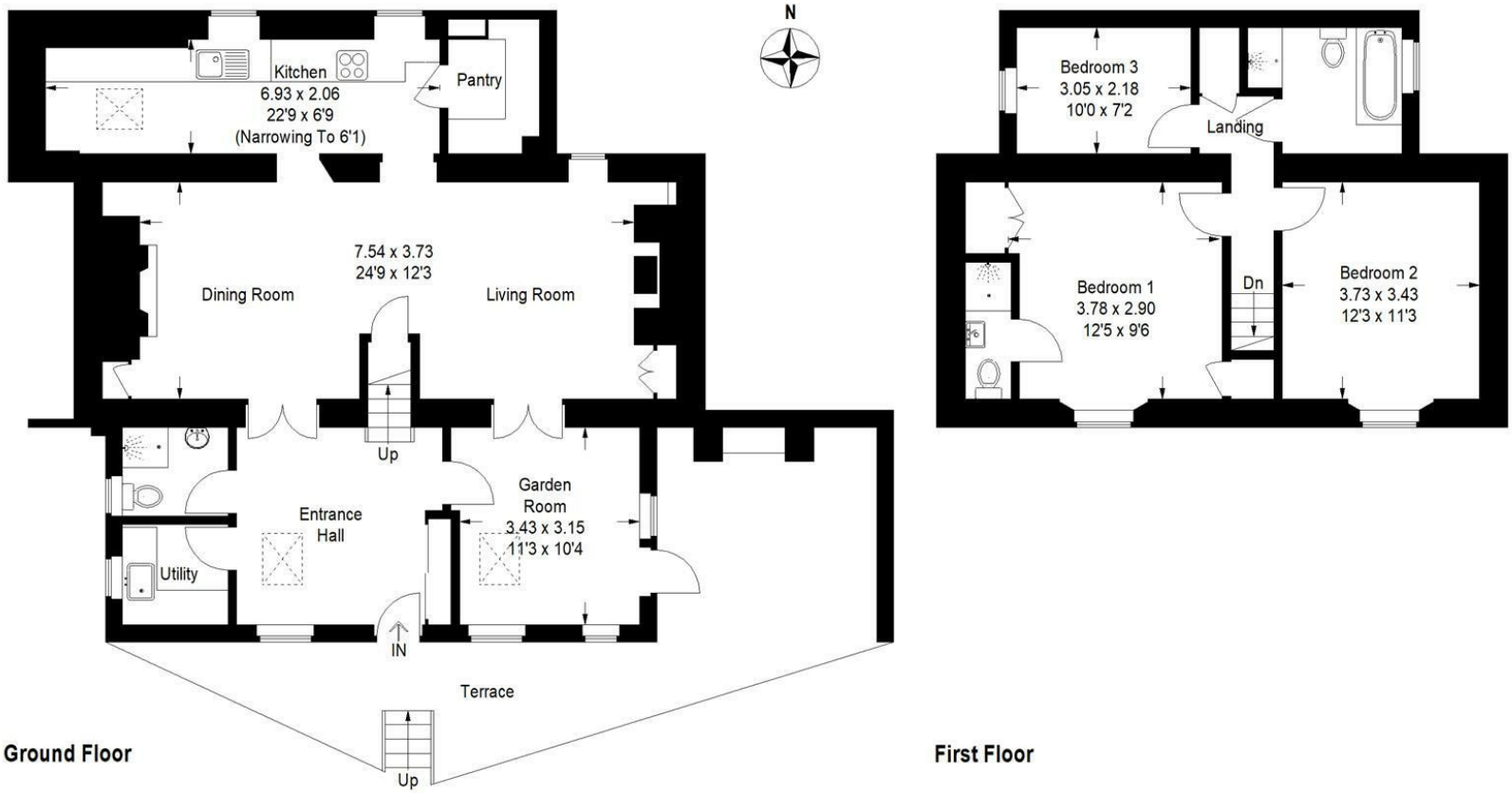
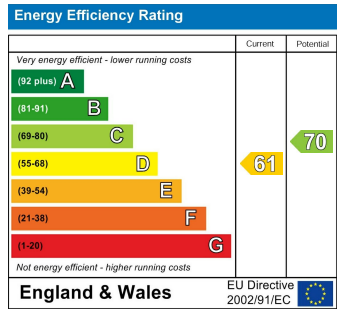


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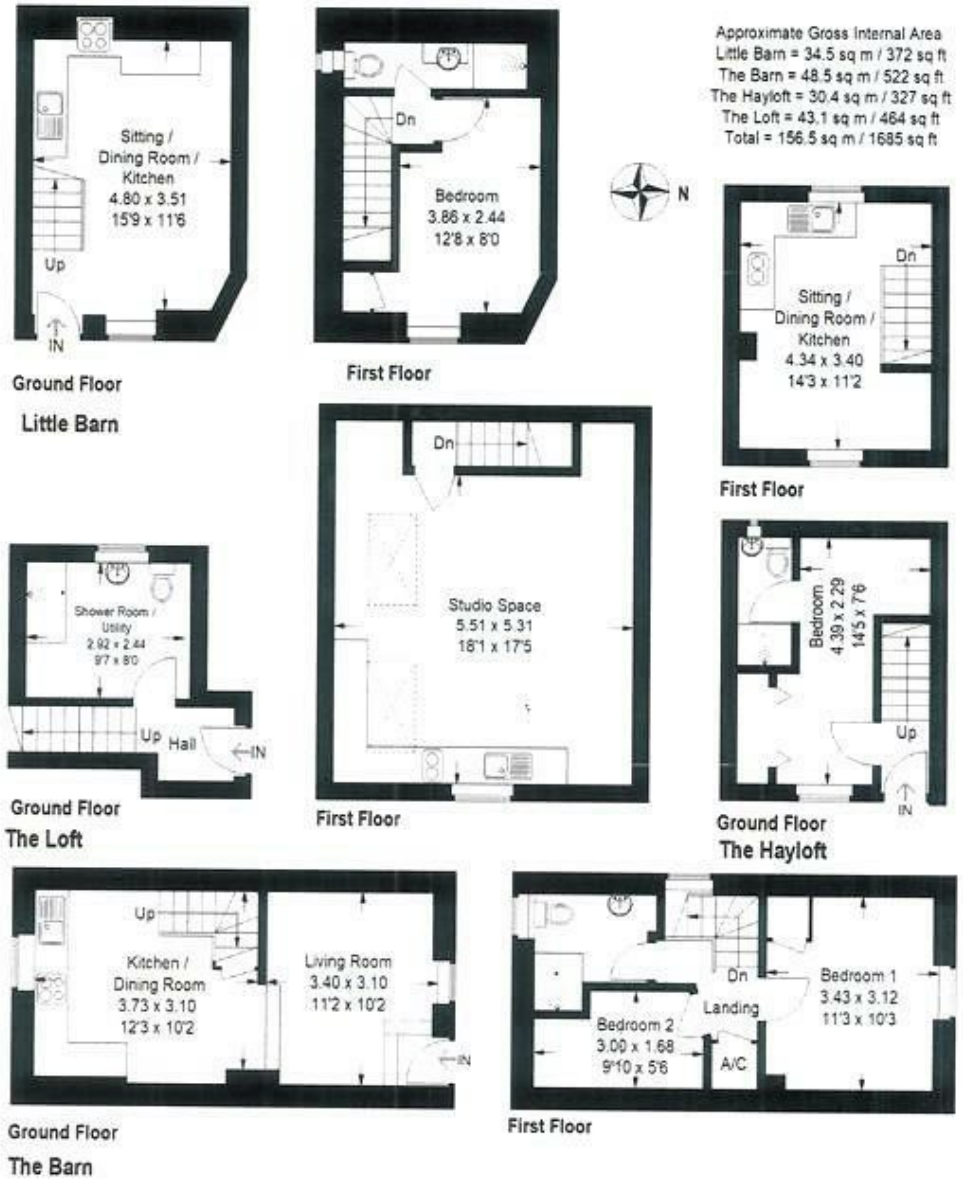


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