

Windmill Farm,

Penponds, Camborne

LODGE & THOMAS

ESTABLISHED 1892

Windmill Farm,

Penponds, Camborne, TR14 0QJ

Offers in Excess of £675,000 Freehold

Part of a former dairy farm – a versatile and adaptable small holding comprising a detached bungalow and various traditional and agricultural buildings together with land approaching 17 acres. Offered to the market with vacant possession and no onward chain.

- Ring-fenced former dairy farm
- Detached bungalow for improvement
- Range of agricultural barns
- Almost 17 acres
- No onward chain

The Property

Windmill Farm is a ring-fenced small holding situated in a quiet yet accessible location on the outskirts of Penponds village in mid-west Cornwall. A former dairy farm, the property offers approximately 16.87 acres of land set around a range of traditional and agricultural barns together with a three bedroom detached bungalow.





The Bungalow

The bungalow is well proportioned and has the potential to create a comfortable family home but is now in need of a scheme of refurbishment and improvement throughout. The accommodation comprises; entrance hall, sitting room with woodburning stove, kitchen/dining room with Rayburn, rear porch/utility and three large double bedrooms together with a bathroom. Surrounding the bungalow are small lawned gardens and there is a large store, though this is now in a state of disrepair.

A concrete screening (mundic) test was carried out in July 2026 and classified the property as A1 and therefore suitable for mortgage lending purposes. The report is available from the agents on request.









Barns, Buildings and Outhouses

Beyond the bungalow are a range of traditional and agricultural barns and buildings including two large timber agricultural barns, a concrete block built parlour, former piggeries (concrete block), concrete block tractor sheds and a Nissan hut.

It is possible that some of the barns/buildings may have potential for class Q conversion/planning permission and that the parlour could be considered suitable for conversion into ancillary accommodation (subject to planning consent).

Within the central yard is ample parking and turning space.







The Land

To the west of the barns and bungalow are three large, sloping field enclosures. All are in grass with mature tree lined boundaries with the exception of one boundary, along which the purchaser will be obliged to erect a stock proof fence within 6 months of completion (marked A and B on the land plan).

To the east of the barns and bungalow is a single, low lying field enclosure in the centre of which are a range of smaller concrete block barns and stables – all of which are now in a poor state of repair – but which nevertheless offer potential for shelters/stores/stables or perhaps even a dwelling (all subject to planning consent). This enclosure benefits from two vehicular gates, one from the lane to the north and one to the roadway to the east.

All of the land is classified as Grade III on the Land Classification Map.







EPC G **Council Tax Band** C

Services

Mains electricity and water. Private drainage (septic tank). None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. No public rights of way cross the property being offered for sale.

Particulars & Plan

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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Approximate Area = 1158 sq ft / 107.5 sq m (excludes field shelter)
Outbuildings = 8115 sq ft / 753.9 sq m
Total = 9273 sq ft / 861.4 sq m
For identification only - Not to scale



Location

The property lies on the western edge of Penponds, a small village to the south west of Camborne. Nearby Penponds and Barripper offer a Primary School, public house, village hall between them whilst Camborne (2 miles distant) is a large town steeped in mining history which boasts an extensive range of retail and professional services along with leisure and educational facilities. The A30 is within striking distance allowing for easy access in, out of and around the county and there is a mainline railway connection from Camborne to London (Paddington).

The immediate area is home to many public rights of way offering excellent off-road walking, cycling and riding opportunities right on the doorstep.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

Directions

From the centre of Penponds proceed in a south westerly direction along Mill Road and shortly after the sharp right hand bend, turn right at the T-junction into Hood Hill. Follow Hood Hill as it bears around to the left and then the entrance to Windmill Farm will be found on the left hand side, identified by a Lodge & Thomas for sale board.

what3words///tidal.autumn.marinated



Not to scale. For indicative purposes only.
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