



Bridge Hill Farm,
Bridge, Redruth

LODGE & THOMAS
ESTABLISHED 1892

Bridge Hill Farm,
Bridge, Redruth, Cornwall TR16 4QP

Guide Price - £700,000 Freehold

- First time to the open market for more than 65 years
- Detached character home
- 5 bedrooms plus 3 bedroom first floor flat
- 6.7 acres in total
- Stables and outbuildings
- Large colourful gardens
- Ideal location between Portreath, Illogan and Redruth

A wonderful opportunity for multi-generational living, only moments from the beach at Portreath. This 6.7 acre smallholding comprises a five bedroom character home with a three bedroom flat, generous gardens and stabling.



The Property

A most attractive stone fronted older style property that has been the much loved and secure family home for its current owners for more than 65 years. Featuring spacious and flexible accommodation with high ceilings to the ground floor and at first floor a three bedroom self-contained flat with its own separate entrance.

The property has been used in the past to offer bed and breakfast, but might now suit a family seeking multi-generational living.

The extremely spacious lounge features an Inglenook style fireplace and intricate wood block wall paneling, whilst the focal point of the kitchen is a red oil-fired Rayburn used for cooking, hot water and heating.

The grounds comprise extensive lawns with garden shed, summerhouse, red telephone box and feature light poles, all sheltered by an abundance of mature trees and shrubs, chosen for year round interest and amongst which are varieties of Camelias, Rhododendrons and Magnolias.

To one side is a good size vegetable garden with two aluminium frame greenhouses.

There are various outbuildings throughout the grounds together with two static caravans, that have been in-situ for more than 25 years and provide useful 'overflow' accommodation.

The numerous and useful outbuildings include a workshop with adjoining store shed, as well as an adjoining former cows house; another workshop; a garden shed; a range of former piggeries with boar pen and yard; stable building with adjoining hay/straw shed.

There are two paddocks, bringing the total area up to 6.7 acres, both paddocks with direct gated accesses from the road and whilst currently down to permanent pasture, could also be used to grow crops.





Agent's Note

A recent mundic test has confirmed that the rear outside wall to the small extension containing the entrance lobby and bathroom for the flat, contains mundic bearing aggregates. This may affect the mortgageability of the property and prospective purchasers should check with their mortgage/lending providers, if applicable, who may require that the wall is replaced. Further details available from the selling agents.

EPC E Council Tax Band E

Services

Mains electricity, water and drainage are connected to the property. 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.

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 = 2776 sq ft / 257.8 sq m

Limited Use Area(s) = 186 sq ft / 17.2 sq m

Outbuilding = 3787 sq ft / 351.8 sq m

Total = 6749 sq ft / 626.8 sq m

For identification only - Not to scale





Location

The hamlet of Bridge is superbly located, central to the historic fishing port and popular surfing beach at Portreath less than 1½ miles away, the village shop, school and doctors surgery in Illogan less than 1 mile away and the much wider selection of shopping, schooling, health and leisure amenities within Redruth, 3½ miles away. For those travelling further afield, there is a mainline railway station within Redruth, and a junction on the County's main spinal route, the A30, making Truro a 20 minute drive away.

Viewing

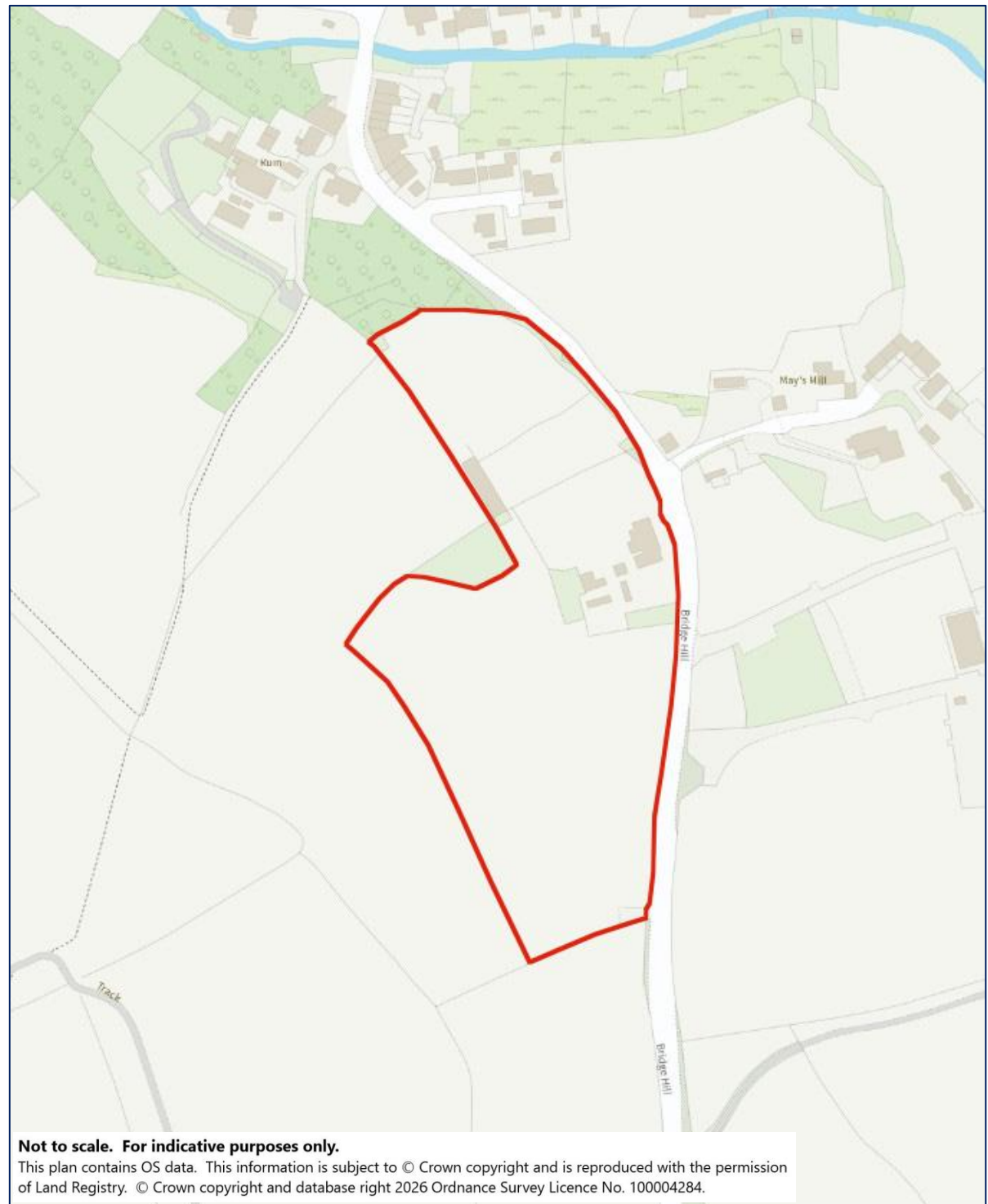
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From the Avers roundabout on the A30, follow the signpost for Portreath. Upon entering the hamlet of Bridge, take the next left after the garage into Bridge Hill and pass the Bridge Inn on your right. The property for sale will be found a short way up the hill on the right hand side.

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Not to scale. For indicative purposes only.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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