

Nancemellin Farm

Camborne, TR14 0DW







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Set in the heart of an Area of Outstanding Natural Beauty, Nancemellin Farm offers a unique chance to enjoy countryside living in a tranquil and highly sought after location. This detached family home is set within approximately 5 acres of land, making it ideal for those seeking space, privacy, and a connection to nature.

The property provides well proportioned, family size accommodation, blending comfort and character, with scope for further enhancement if desired. Outside, the home benefits from ample driveway parking and three versatile outbuildings, perfect for storage, hobbies, or potential conversion (subject to the necessary consents).

With its generous grounds, rural charm, and convenient access to local amenities and coastal attractions such as Godrevy and Gwithian beaches Nancemellin Farm represents a wonderful lifestyle opportunity – whether you're looking to create a family retreat, smallholding, or simply enjoy the peace of countryside living.

Viewing is highly recommended to appreciate the setting and potential of this exceptional home.



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Guide Price -£699,750

Location

Nancemellin is a small, quiet hamlet on the outskirts of Camborne in West Cornwall. Tucked away in the countryside, it's surrounded by lush greenery, narrow lanes, and traces of Cornwall's mining heritage. The area is peaceful and rural, with a scattering of traditional cottages and farms, offering a slower pace of life. While close to the conveniences of Camborne town, Nancemellin feels distinctly removed from busier areas, making it a spot appreciated for its tranquillity and connection to nature. The beaches at Godrevy and Gwithian are only a short drive away or a 30 minute off road walk to Gwithain. The A30 is very accessible which gives access to all the major market towns and coastal villages of Cornwall. There is also an excellent primary school, 2 miles walk away in Kehelland.

Accommodation

- Entrance
- Reception Porch/Office area
- Reception Hall
- Cloakroom
- Living Room
- Kitchen/Dining Room
- Utility Room
- First Floor Landing
- Bedroom 1
- Bedroom 2

- Bedroom 3
- Bedroom 4
- Bathroom

Garage

Integral to the house the garage offers a courtesy door to the rear that opens into the utility room.

Parking

There is parking for a number of cars within the gravelled drive. To the further side of the property is another parking space.

Outside

To the rear of the home is a walled garden creating a very sheltered seating or Alfresco dining area. To the side of the this area of garden is a stone built barn creating a perfect storage area and also offers the potential for conversion into an annexe subject to the relevant permissions being granted. To the side and rear of the gravelled parking area is a further single storey barn creating an ideal storage area for machinery or beach equipment. This barn again subject to the relevant consents could create the ideal space for a dependent relative, independent teenager or be used as a let. There is also a workshop area. The garden extends along, and is laid to lawn and enclosed by wooden sleepers with a gravelled bed above. The garden is enclosed and to the rear is a pen for pigs. From the graveled area of parking there are steps rising up onto the raised lawn garden which again provides a high degree of privacy and could create the ideal area for a hot tub. The land extends to the side where the land has been left as a large wild meadow creating the ideal habitat for wildlife.

Services

Mains electric, Private drainage. Bore hole water. Internet is provided currently by Starlink. Ground source heat pump.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

Planning Permission

Our clients have advised that they had planning permission for a two storey extension which has now lapsed. Plans can be viewed via the Cornwall Council Planning website under decision number PA21/00640 .

Council Tax Band- D

What3Words

///suspends.admiringly.remote

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

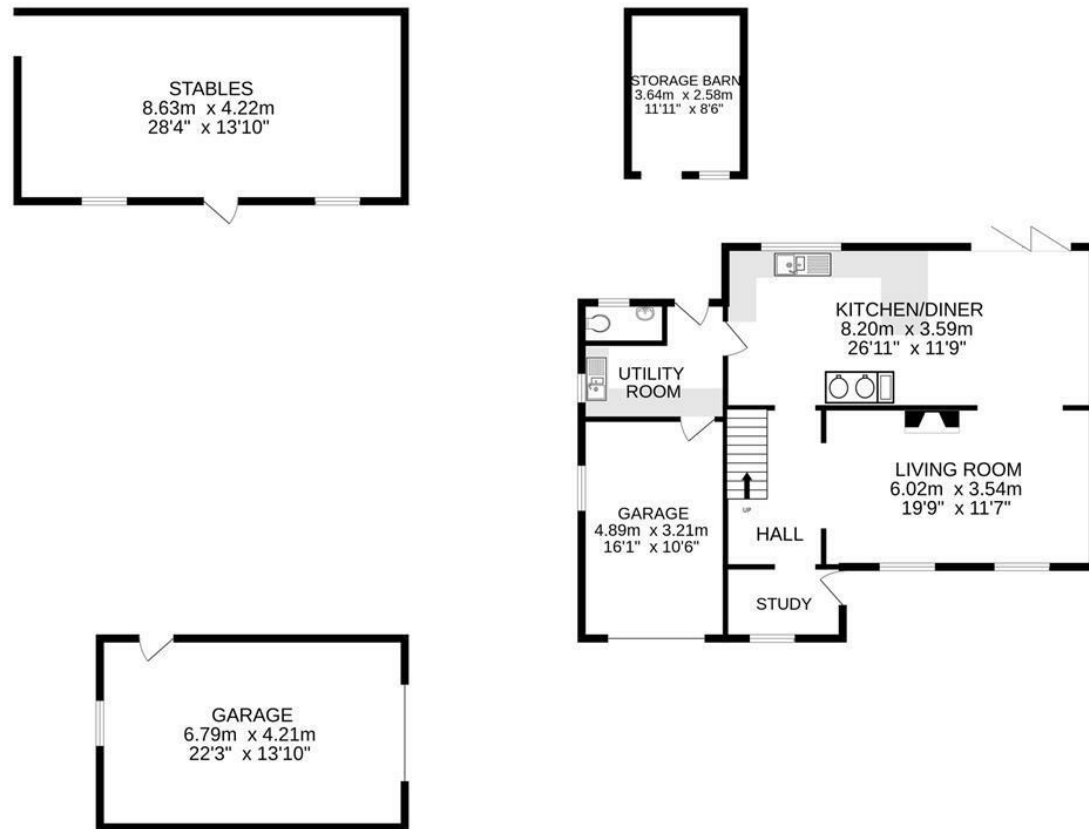
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Directions

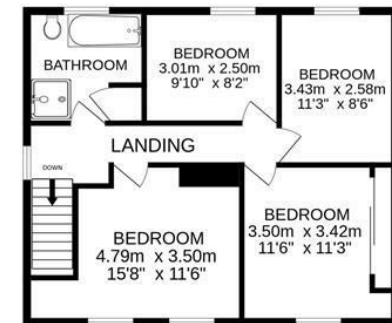
PLEASE DO NOT FOLLOW SATNAV - From Hayle proceed through the village of Connor Downs and drop down the hill into Roseworthy. As you proceed up the hill follow the road around the left and right hand bends and then take the left hand turn signposted Kehelland. At T junction turn left. Proceed along this road and upon reaching the grass triangle on you left, turn left and follow the road around to the right. Continue along this road for approximately 2 miles where you will drop down into the valley. Proceed along the unmade lane where the property will be found in front of you



GROUND FLOOR



1ST FLOOR



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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

