

## Higherwell Farm, Hendra Croft, Newquay, Cornwall, TR8 5QP



### **4 BEDROOM SEMI-RURAL CHARACTER FARMHOUSE WITH A 2 BEDROOM LETTING ANNEXE SET IN HALF AN ACRE OF PRIVATE GARDENS WITH A GARAGE AND PARKING AT REJERRAH**

- Well presented 4 bedroom, 2 bathroom Farmhouse
- Gated private driveway with ample parking
- Convenient location between Newquay and Truro
- Semi-rural location with South Facing gardens
- 2250 sqft accommodation in all
- Half an acre of grounds
- 230 sqft garage/workshop
- 2 bedroom highly successful letting annexe
- Stunning private garden with mature trees
- Oil central heating and double glazing

**Price £650,000 Freehold**



This delightful character farmhouse lies at the top of Rejerrah in a small hamlet called Hendra Croft, some 5 miles from Newquay and around 8 miles from Truro. The sandy beaches and vibrant seaside town of Perranporth are around 3 miles away by road or a 15-minute cycle down the Saints Way from Goonhavern. This semi-rural property is surrounded by open farmland and is approached off the main road via a small shared entrance splay to the entrance gates which in turn lead to a large private car parking area. The garage/workshop is accessed from this parking area with a dog friendly double gated pathway leading to the main house entrance and grounds.

The annexe has a designated parking spot on the drive adjacent to the private dog friendly fenced garden for the annexe guests and providing access to the annexe accommodation.

The main Farmhouse property is accessed from a large gravelled sunny seating area via wide opening doors into the inviting and spacious kitchen/diner living space overlooking the grounds. There is a separate dining room with space for a farmhouse dining table, a utility/wc, a cosy lounge with woodburner and a small sun room overlooking the private garden. On the first floor, there are four generous bedrooms (one with a large dressing room) and 2 bathrooms. The property has been sympathetically refurbished and maintained over the Years with a typical farmhouse style kitchen, exposed natural stonework and hard flooring to the reception areas.

The grounds and gardens are mostly lawned with high secure solid planted and fenced boundaries. The level grounds extend to around half an acre in all and incorporate a selection of large mature trees and hedging.

This flexible and spacious property could be continued as a home and income, but would equally suit a multi-generational family purchase with separated living or the annexe could be easily incorporated back into the main accommodation potentially delivering up to another 3 bedrooms or multi-use home office/hobby space.

**TENURE**  
Freehold

**SERVICES**

Mains electricity. Oil tank for boiler (heating and hot water). Mains water supply. Private drainage by individual septic tank. Annexe heated by electric thermostatic radiators.

**VIEWING**

Viewing of the main house and grounds is available anytime by appointment. The letting annexe is fully let and will be available for limited window viewing upon changeover, please contact us for available dates.

**COMPLETION**

Completion, with vacant possession will be available from late October 2026 onwards.

**PLANNING**

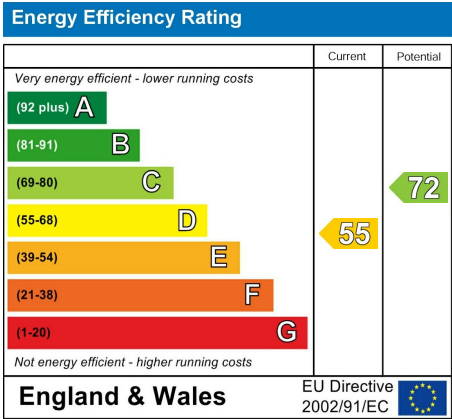
The current owner has planning permission (PA25/05042) to convert an agricultural building on retained land into a modest two bedroom single storey bungalow that will neighbour Higherwell Farm to the East. Further details are available on request.

**COUNCIL TAX MAIN HOUSE**

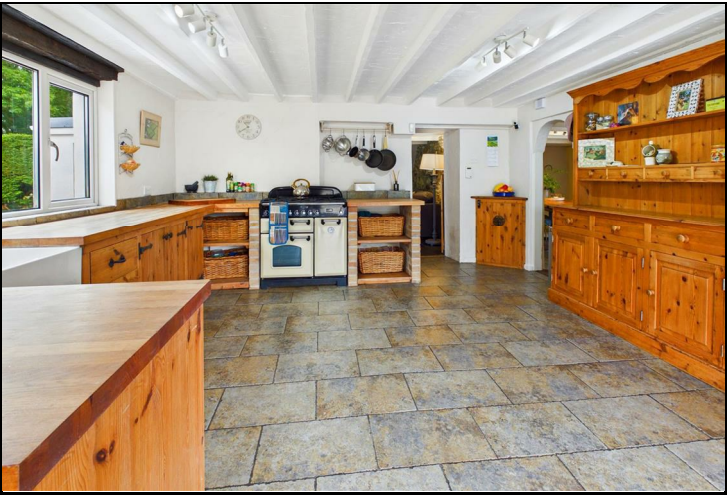
Band E

**BUSINESS RATES ANNEXE**

The annexe is Zero rated with small business rate relief as a holiday let











Approximate total area<sup>(1)</sup>

209.5 m<sup>2</sup>  
2254 ft<sup>2</sup>

Reduced headroom

2.4 m<sup>2</sup>  
26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Start & co

THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
sales@starts.co.uk