



Treworthen Manor Farm,
Rejerrah, Newquay

LODGE & THOMAS
ESTABLISHED 1892

Treworthen Manor Farm,
Rejerrah, Newquay TR8 5PZ

Guide Price - £850,000 Freehold

An interesting opportunity to acquire a character home in need of improvement with detached traditional barn, traditional outbuildings and 7 acres of grazing and woodland, hidden away in beautiful countryside, yet close to the coast.

- Detached period farmhouse with attached barn
- Sheltered south facing rear garden
- Former yard with detached two storey stone and cob barn
- Additional machinery shed
- 7 acres of pasture and woodland
- Vacant possession and no chain!

The Property

This property has been in the current owner's family for many generations and its thought to be the first time it has been brought to the open market for at least 200 years. It is now an exciting chance to create a hugely desirable country home that has the potential to be a productive smallholding, superb equine facility, home with and workshop or perhaps a multi-generational home.

The farmhouse itself provides at ground floor – reception hall, living room, dining room and kitchen and wc. At first floor – three double bedrooms and family bathroom.





The remainder of the dairy and attached stone and cob barn, are crying out to be converted and incorporated into the main accommodation, subject to planning.

Outside, and beyond the rear garden, is a substantial and very old two storey stone barn, together with various other outbuildings surrounding the yard.

The house overlooks the two fields of pasture to the front, at the bottom of which is a former railway cutting, now a well established woodland that plays host to the thriving wildlife in the area.





Approximate Area = 1222 sq ft / 113.5 sq m
Outbuildings = 4458 sq ft / 414.1 sq m
Total = 5680 sq ft / 527.6 sq m

For identification only - Not to scale

EPC G Council Tax Band D

Services

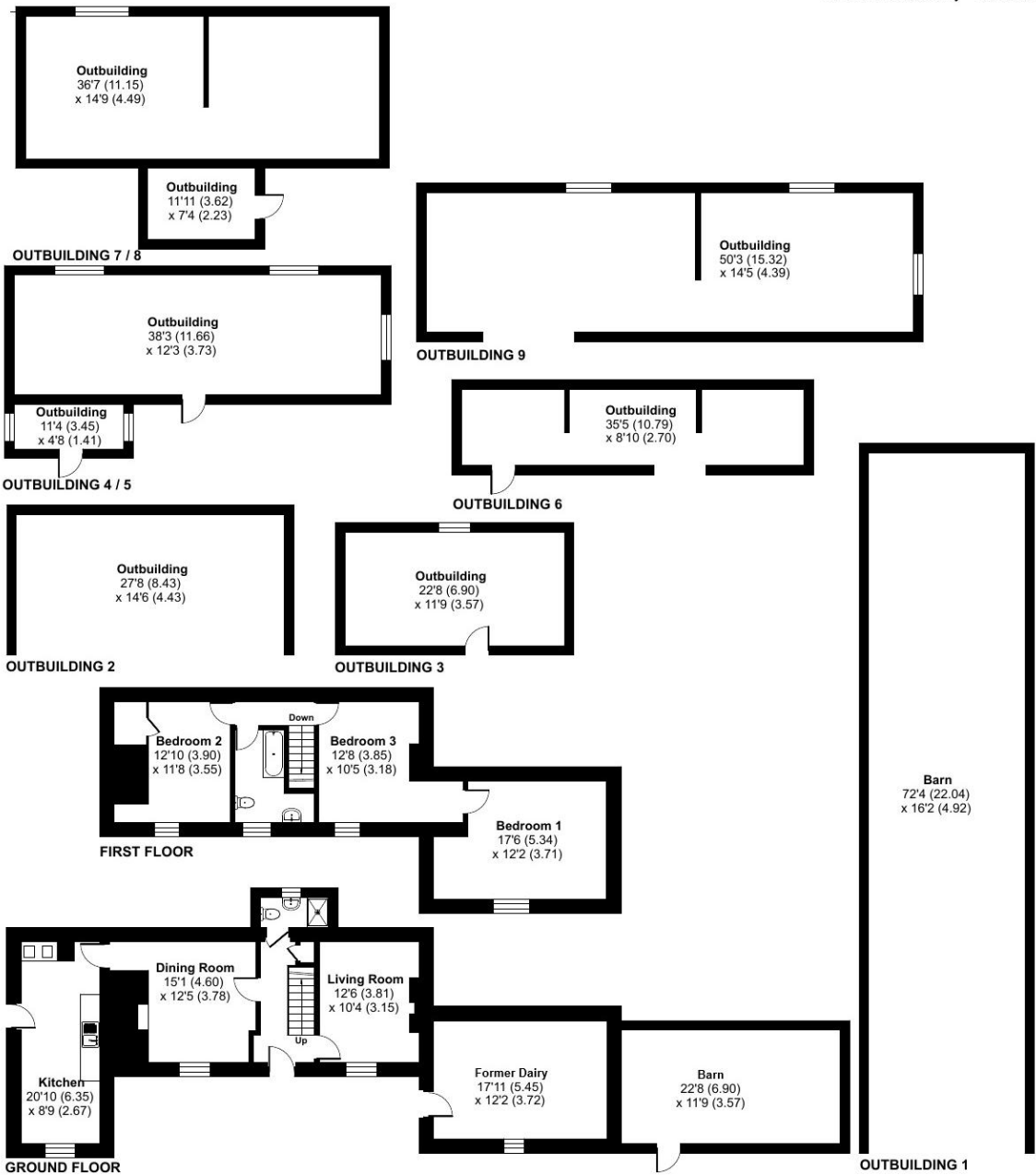
Mains electricity and water. Septic tank. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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.

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.



Location

This truly idyllic location is hidden well away from daily hubbub amidst unspoilt Cornish countryside and yet less than 2 miles from the stunning north Cornish coast and sandy beach at Perran Sands. The busy seaside town of Perranporth is approx. 3 miles away, where there is a range of daily shopping facilities, together with a primary school and doctors surgery. The setting is a little over 1 mile off the A3075 making the south west holiday mecca of Newquay easily accessible, just over 4 miles away, the County's main arterial route the A30 at Indian Queens, 12 miles away and Newquay Airport approx. 12 miles. Cornwall's stunning Cathedral City of Truro, with its extensive range of shopping, schooling, health and leisure amenities, including the Royal Cornwall Hospital and Truro College, is easily commutable on a daily basis.

Viewing

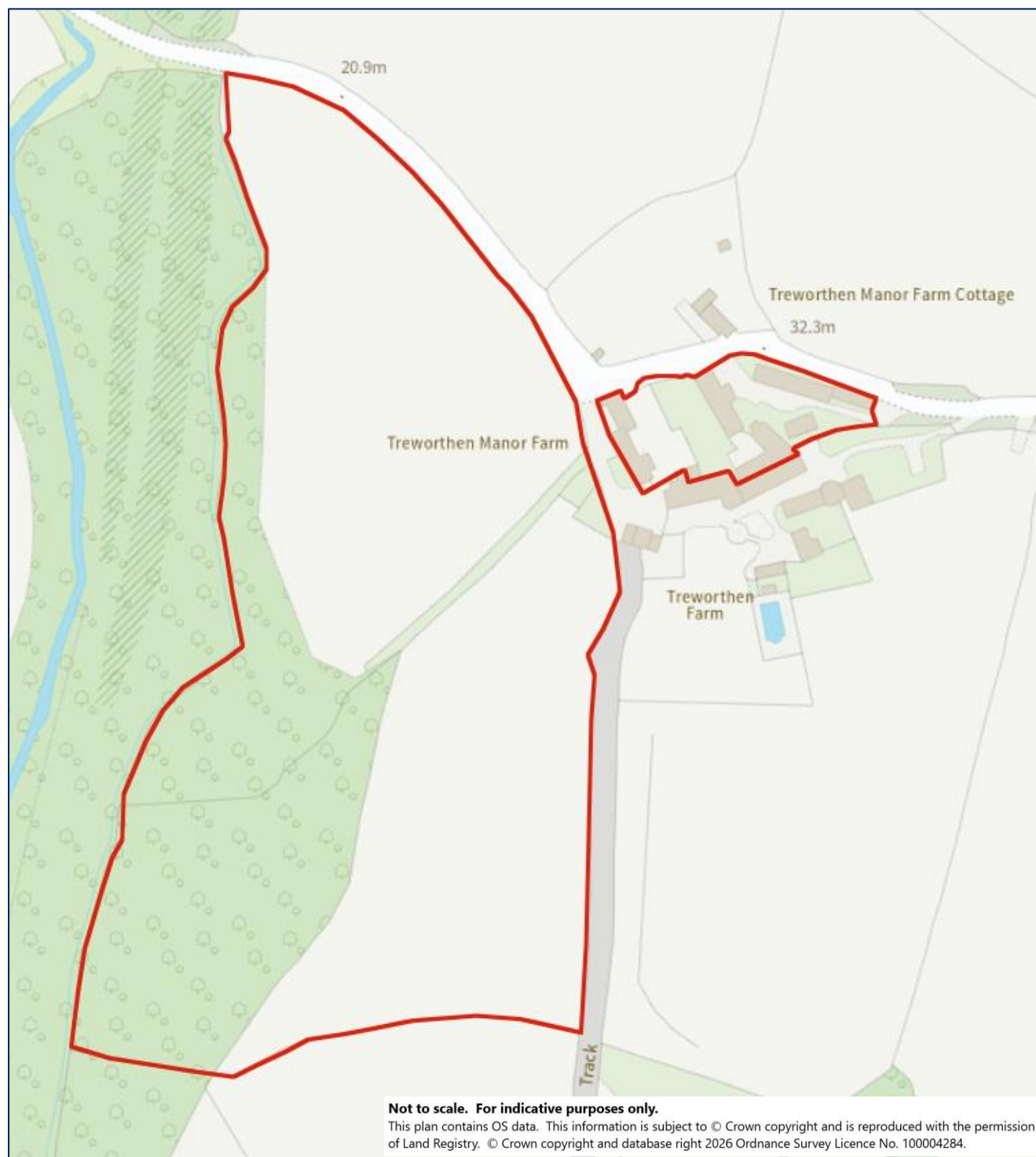
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

Proceeding north from Truro on the A3075 towards Newquay, pass through the village of Goonhavern. Continue past the Perran Quay Touring Park, shortly thereafter turning left at the bottom of the hill signposted Rejerrah. Pass through the hamlet to a fork in the road where turn right where Treworthen Manor Farm will be found just under 1 mile further along on the left hand side.

what3words ///treatment.factories.revision





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