

CROSSPOST FARM
NR STITHIANS, TRURO

JONATHAN

CUNLIFFE

Crosspost Farm, Trebost Lane, Stithians, Truro TR3 7DW

A very rare opportunity to acquire a detached period farmhouse and stone barns in south Cornwall between Truro and Falmouth.

- 4 bedrooms • Bathroom and shower room
- Large open-plan farmhouse kitchen with AGA • Detached stone barn
- Stables, tack room and two paddocks
- Additional outbuildings with planning permission to convert to residential and office use
- EPC Band E, Council Tax Band D • Freehold
- Crosspost Farm 1941 sqft, Barns 3092 sqft • In all just over 6 acres







SETTING THE SCENE

Crosspost Farm is situated in a sheltered setting within an area of undulating countryside and within easy reach of the villages of Stithians and Ponsanooth, both of which are well served with a range of local facilities. The area is also known for its large reservoir which offers all manner of excellent facilities for the water sports enthusiasts and keen fishermen.

Nearby, Perranwell is an attractive village with many facilities that include a village pub and a well-respected junior school, as well as the village cricket club. Just a few minutes drive away are the renowned waters of the Carrick Roads, accessible at Restrouguet Creek, popular with all manner of water sports enthusiasts, particularly sailors and kayakers. The picture perfect Pandora Inn at Restrouguet Creek is also a highly favoured stop off point for people, on a fine summer's evening. The sailing enthusiast will also be excited by nearby Mylor Harbour and Falmouth which offer fantastic facilities for sailing, as well as beautiful beaches. Falmouth also offers a wonderful range of bars and fine eateries as well as an excellent range of shops. Truro is the county capital and the main administrative centre, as well as having excellent schools and shopping facilities.

HISTORY

Crosspost Farm adjoins and was formerly part of the neighbouring Pengreep Estate, which was built in the early 18th century by the wealthy Beauchamp family and remained in the same family until 2024 when it was sold for the very first time.

THE TOUR

On the south west corner of the Pengreep Estate and with its own private drive from the Stithians side of the estate, a very attractive double-fronted period four bedroom detached farmhouse of approx 2000 sq ft, with mellow stone elevations and sash windows under a hipped slate roof.

Behind the pretty facade, this classically proportioned house has a spacious open-plan kitchen-dining room, perfect for modern family living, with wonderful slate-flagged floor; a wood burner and oil-fired AGA. A sitting room with open fireplace links from this room and on the first floor you will find four bedrooms and two bath/shower rooms. A rear hall on the ground floor gives access to a boot room and cloak/wc. There is a

large lean-to utility/store adjoining the west elevation and an open lean-to log store on the east side of the house.

STEP OUTSIDE

This pretty house has a small walled garden immediately to the front, separating the house from the front paddock, which is '-L-shaped' and adjoins the private access drive. The drive leads up to the rear of the house, where there is plenty of parking and turning space. Below the house is a detached carport/tractor shed, and then across the lane stables and tack room.

Adjoining the west paddock, a detached two-storey stone barn is set around a courtyard with two single-storey barns.

PLANNING NOTE

Planning has recently been granted to convert the two story barn into a residential unit and the single story barn into a home office, gym, games room or workshop. The full planning documents can be found on the Cornwall Council website using reference PA25/05270.

SERVICES

Mains electricity, private water and drainage and oil fired central heating. BT broadband

Please be aware we cannot confirm that all these services comply with current regulations

WHAT3WORDS LOCATION

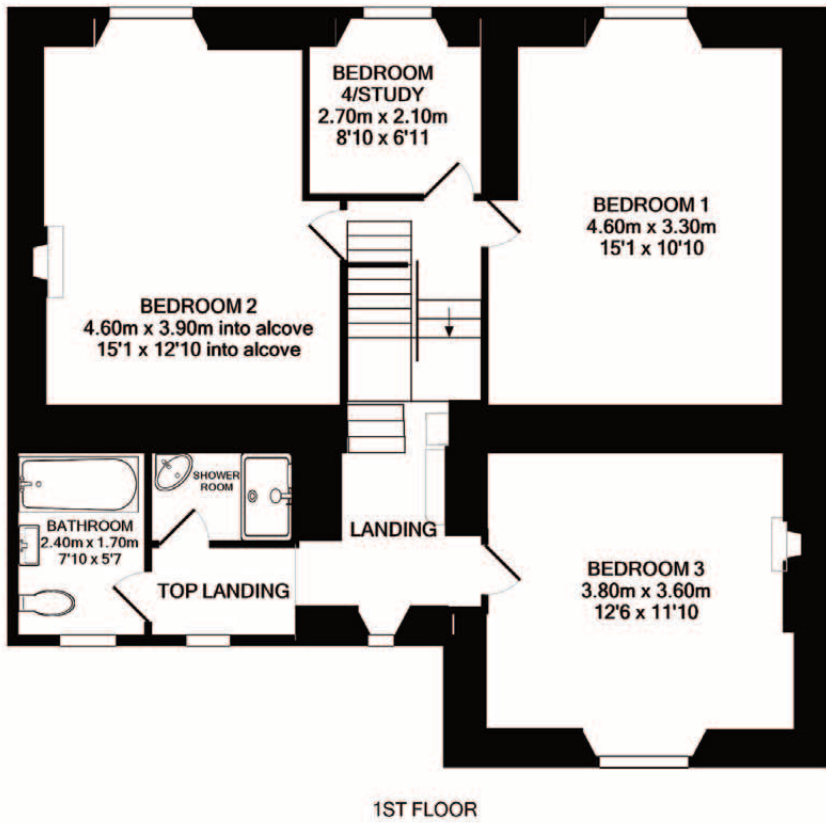
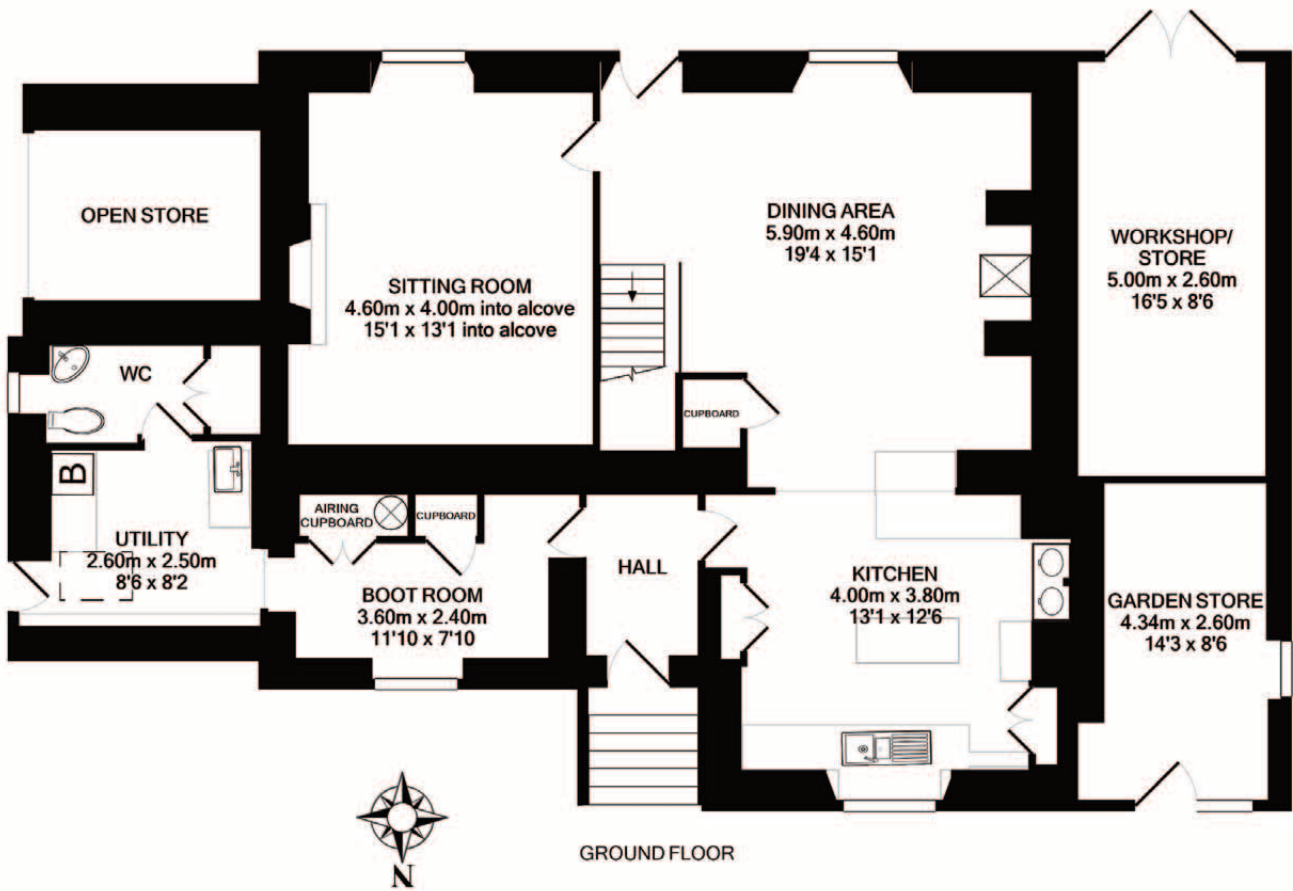
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DISTANCES

Ponsanooth 1.4 miles, Stithians: 1.5 Miles, Devoran: 4 Miles, Falmouth: 5.5 Miles, Mylor Yacht Harbour: 7 Miles, Truro: 8 Miles, Newquay Airport: 27 Miles

COUNCIL TAX BAND

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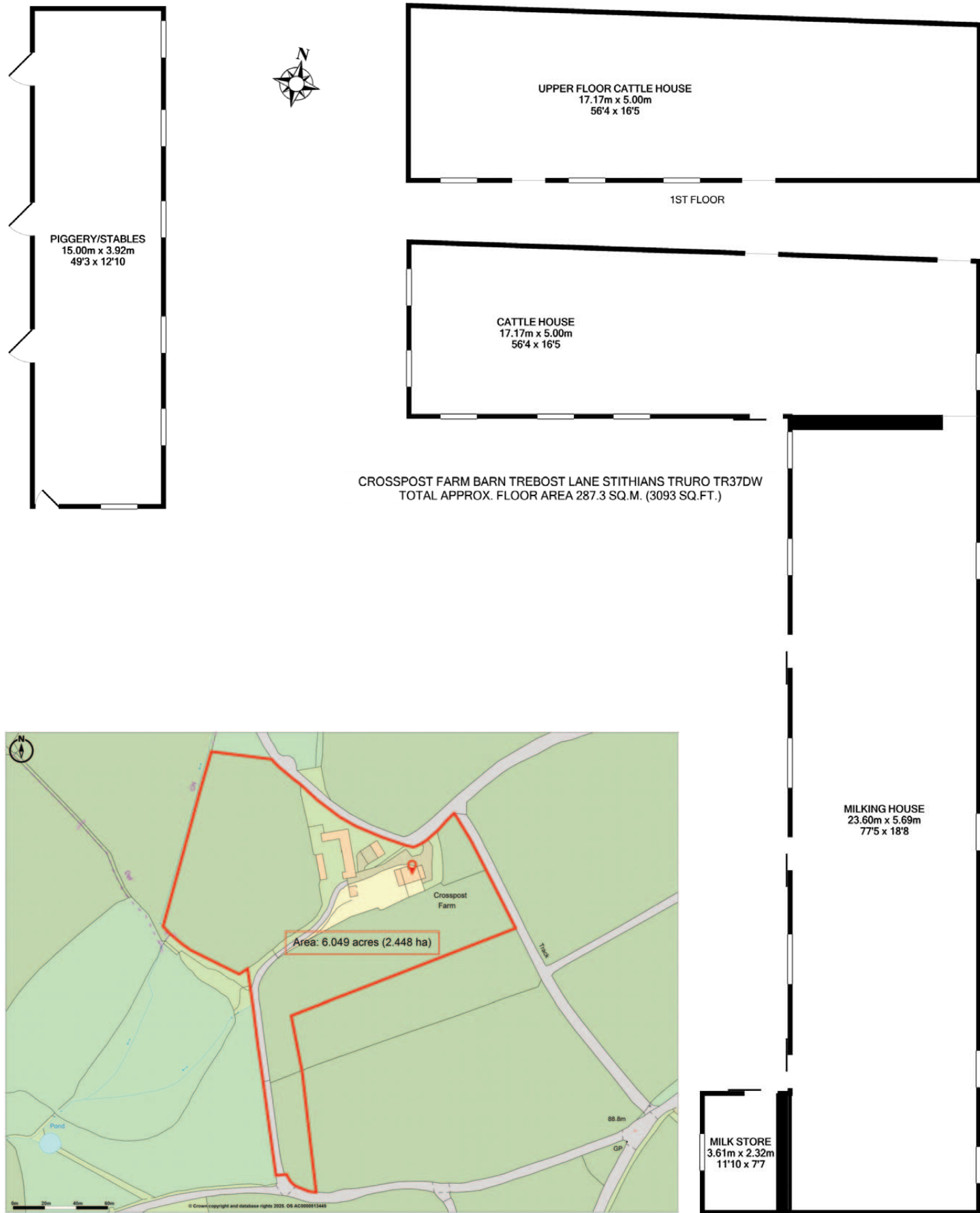


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

CROSSPOST FARM TREBOST LANE STITHIANS TRURO TR37DW
TOTAL APPROX. FLOOR AREA 180.4 SQ.M. (1942 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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