



Coosewartha Farm,
Skinners Bottom, Redruth

LODGE & THOMAS
ESTABLISHED 1892

Coosewartha Farm,
Skinners Bottom, Redruth, Cornwall TR16 5DX

Guide Price - £1,375,000 Freehold

Best and Final Offers to be submitted by noon Thursday 26th March 2026

A ring-fenced farm in a highly regarded position within easy reach of St Agnes, the north Cornish coast and the A30. A former dairy farm with extensive range of outbuildings offering potential for alternative uses, subject to planning, with a detached farmhouse, static caravan with a Certificate for Lawful Use and grounds extending in all to approximately 47.2 acres.

- A ring fenced 47 acre former dairy farm
- Detached farmhouse
- Extensive range of agricultural buildings with alternative use potential, subject to planning
- Static caravan with Certificate of Lawful Use
- Rural position near north Cornish coast, yet accessible to A30

Location

Coosewartha Farm lies to the south of the village of Mount Hawke in a rural elevated position enjoying far-reaching views to the hills above Redruth round to the west to the hills above St Ives Bay. The village provides a Post Office, country store, flower shop, day nursery and a well-regarded primary school, whilst the larger coastal village of St Agnes (3 miles) offers a wide range of services and facilities for everyday requirements along with access to surfing beaches.

For the equestrian and outdoor enthusiasts, there are numerous country lanes and bridle paths for riding, numerous walks along the nearby scenic north coast and the surfing beaches of Trevaunance Cove, Chapel Porth, Porthtowan, all lie within 4 miles.





The Property

Accessed off a quiet country lane, via a private driveway, Coosewartha Farm comprises a detached period farmhouse within lawn gardens under a pitch slate roof with PVC double glazing and warmed by oil-fired central heating.

The property, requiring a program of refurbishment, is entered via an entrance hall with understairs storage cupboard, living room/diner with wood burning stove and an exposed period fireplace, kitchen/breakfast room with a range of wall and floor mounted units, stainless steel sink unit, a Rayburn oil-fired stove and a pantry/boiler cupboard. A utility/boot room and home office. Stairwell to first floor landing and doors off to the three bedrooms and a family bathroom.

Gardens lie to the front and side of the property and are laid to lawn.

A static caravan is sited below the house and benefits from a Certificate of Lawfulness for Existing use or Development. Planning Reference PA21/10781.



Services

Mains electricity (including 3 phase), private water (borehole), private drainage. 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. A public footpath crosses the land from north to south to the west of the farm buildings.

Particulars & Plan

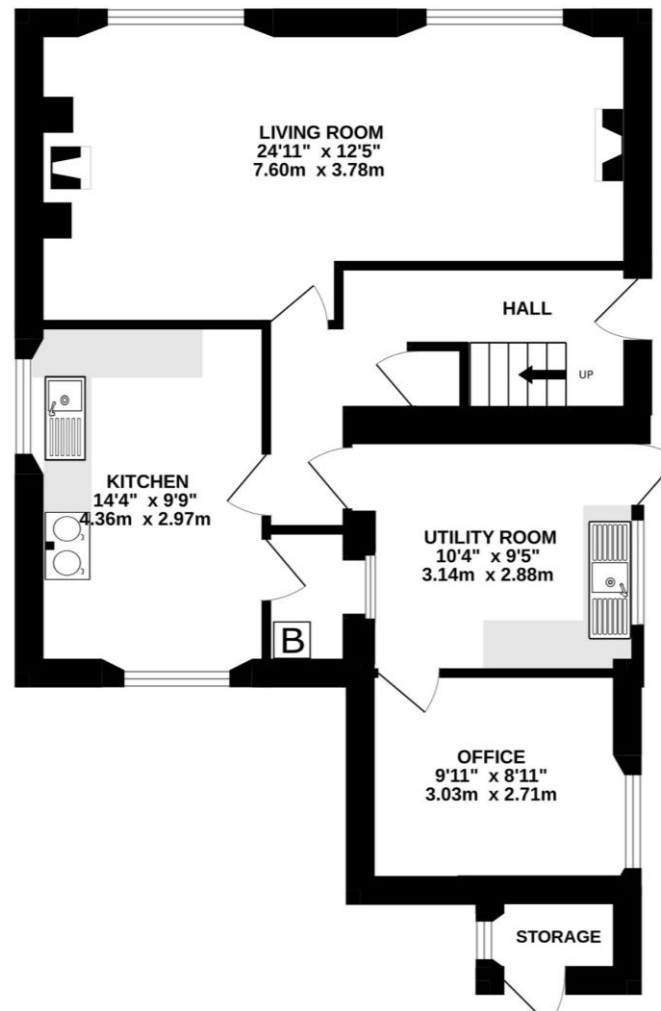
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Method of Sale

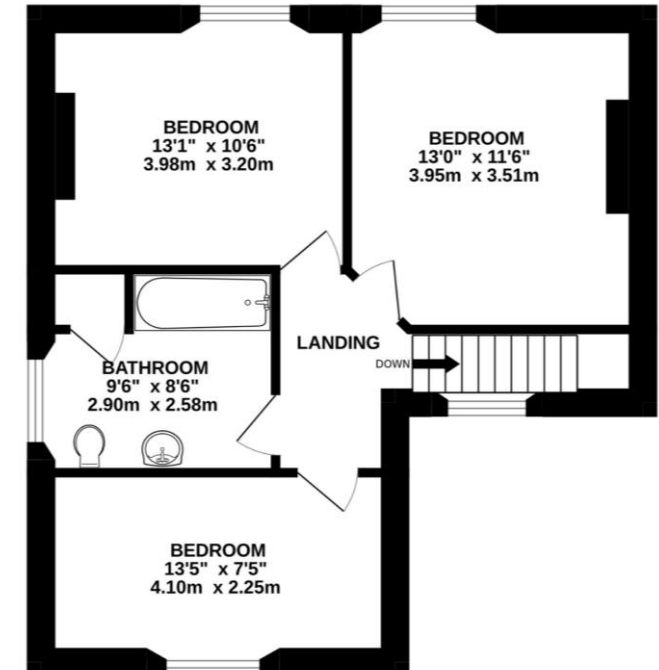
Best and Final Offers are requested in writing by Thursday 23rd March 2026 at 12 noon. Offer form available from the selling agents.

Photographs.

Taken Summer 2025



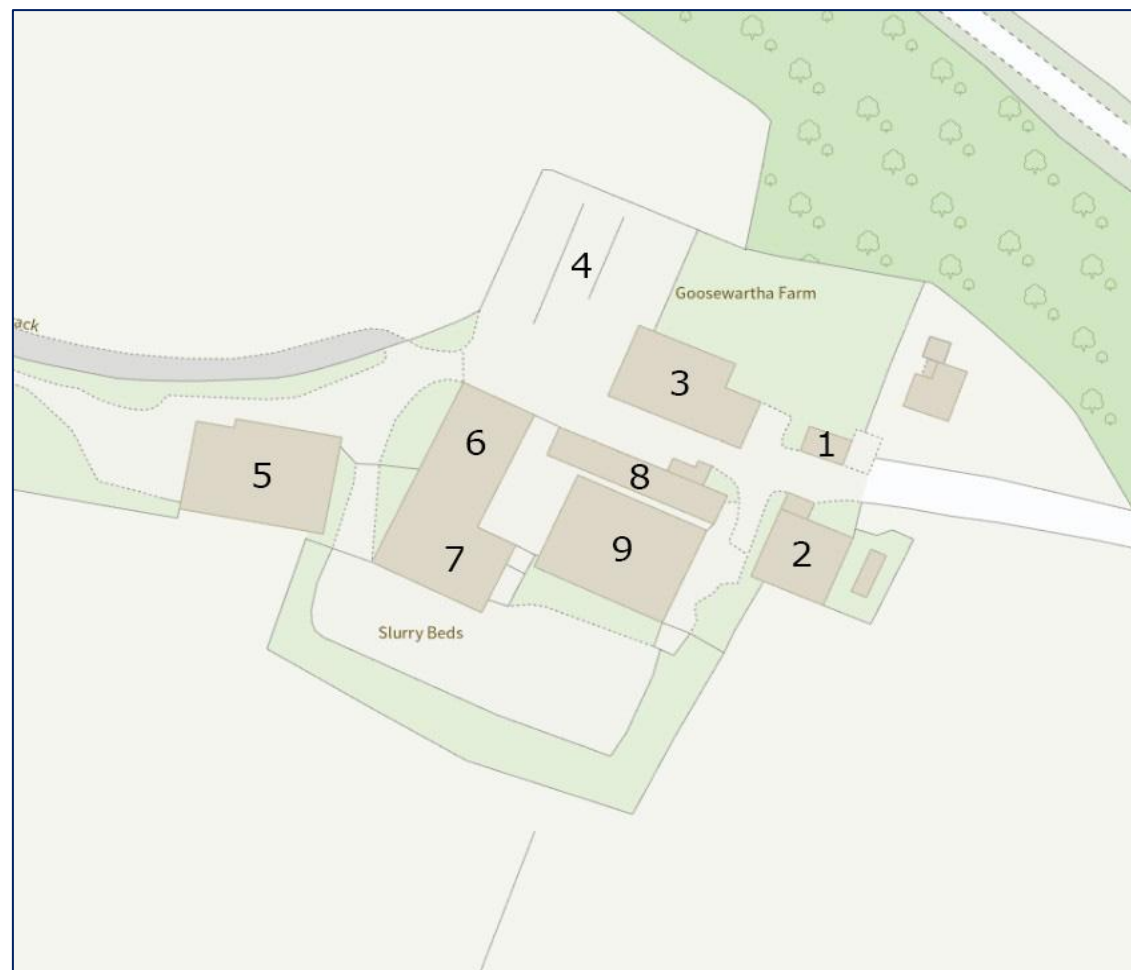
1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



The Farmyard

The driveway, leads past the farmhouse to a level yard area, providing access to the agricultural buildings, to include:-

1. **Garage / Store**
2. **Agricultural Barn** (13.3 x 7) with mono pitched roof galvanized and timber elevations, and lean-to (13.3m x 5.8m)
3. **Livestock Shed** (17.1m x 13.2m) timber framed with concrete central feed passage, pitch roof, part space boarded elevations with open fronted lean-to to side (9.5m x 6.7m)
4. **Silage Clamps**
5. **Open fronted Livestock Shed** (25.6m x 15.2m) four bays, concrete floor and feed barrier.
6. **Covered Yard** (23m x 12.9m) five bays, timber portal frames under a pitch roof, concrete base.
7. **Cubicle House** timber framed with up to 72 cubicles.
8. **Milking Parlour** (23.5m x 5.5m) Single storey traditional stone barn with an 8:16 herringbone parlour, attached dairy with bulk tank.
9. **Portal frame Agricultural Building**, and central feed passage.
10. **Slurry Lagoon**



The Land

The land lies within a ring fence and surrounds the house and farm buildings and extends in all to approximately 47 acres. Divided into five enclosures, the land is laid to pasture with a small wooded area behind the house.

The land is level to gently sloping and bounded by traditional Cornish hedge banks and is accessed, in the main, off the yard or the farm drive.

The land is classified as Grade III on the Land Classification Map for the area and in the main is south facing.

Agents Note: The field to the west of the farmyard is registered as a Scheduled Monument due to the historical round.



Truro, the administrative centre for the County lies approximately 9 miles to the south-east and offers an extensive range of retail and professional services, private education establishments and a wide range of healthcare facilities including Treliske hospital which lies approx. 5 miles distant. The A30, the main arterial road for the County lies within 3 miles providing easy access to travel west to Hayle, Penzance and the West Cornwall Peninsula and east to Newquay, Bodmin, Launceston, Devon and the national motorway network. A mainline railway station, linking to London Paddington and the North of England at Redruth and Truro and Newquay international Airport lies within 20 miles.

Directions

Exit the A30 at Chiverton Cross and follow the signs for St Agnes at the roundabout by the Rows Bakery, take the St Agnes exit and follow the road taking the first left and then turn right to Mount Hawke. Follow this road without deviation for approx. 1.35 miles turn left at the crossroads. Follow road for about 0.25 of a mile and the driveway will be found on the right hand side as marked by a Lodge & Thomas for sale board.

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Viewing

Strictly by appointment with the selling agent Lodge & Thomas.
Tel: 01872 272722. Email: property@lodgeandthomas.co.uk



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Chartered Surveyors
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Valuers
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