

Primrose Farm, Hendra Croft, Newquay, Cornwall, TR8 5QL



STUNNING FARMHOUSE PROPERTY SET IN 1.5 ACRES OF LAND WITH 3 DETACHED LETTING PROPERTIES, 2 DOUBLE GARAGES, A DILAPIDATED BUILDING WITH POTENTIAL AND A PRIVATE Paddock WITH A SUMMER HOUSE GARDEN COMPLEX.

- Handsome 3 bedroom stone farmhouse
- Private gravel drive with loads of parking
- Excellent condition and well maintained throughout
- Private paddock with summer house, decking, tub and sauna
- 2 bed cottage, 2 bed lodge and studio for letting
- 1.5 acres in total, camping/equestrian potential
- Rural location between Newquay and Truro
- 2 large double garages, one with upper floor
- Stunning mature surrounding gardens and lawns
- Ideal lifestyle home and income property

Reduced To £895,000 Freehold

Primrose Farm is centred around an attractive stone farmhouse as the main accommodation with a small complex of letting units in the grounds including a 2 bedroom cottage, a small detached studio and a garden lodge (timber clad caravan), all of which are currently successfully operated as holiday lets by the current owners. The property is set in 1.5 acres of level grounds with 2 large double garages and a selection of delightful mature garden areas off a sweeping gravel drive that provides access to a variety of parking areas for residents and guests. The top of the grounds are surrounded by mature trees for privacy, accessed via gates and used exclusively by the current owners as a garden chalet complex. This field/paddock amounts to around half an acre (with water and electric) and currently has a large elevated timber Summer house with an extensive seating deck featuring a gazebo hot tub and an integrated sauna having Countryside views.

The main farmhouse has 3 reception rooms, a generous study/office and three first floor bedrooms including a master suite with en-suite shower room and dressing room. Off the kitchen/diner is a large utility room leading to a workshop/store or bike garage. The property is presented in excellent condition throughout.

There are three letting units in the grounds. The stone built detached 2 bedroom "cottage" sits across from the main house with a patio area and a private garden. The stone built "studio" also sits across from the main house and provides a small detached studio room with a shower room. In the gardens, a 2 bedroom caravan has been sited and clad in timber with a timber fronting deck, known as the "lodge".

There are 2 large double garages off the main gravel parking area, one with a useful first floor area

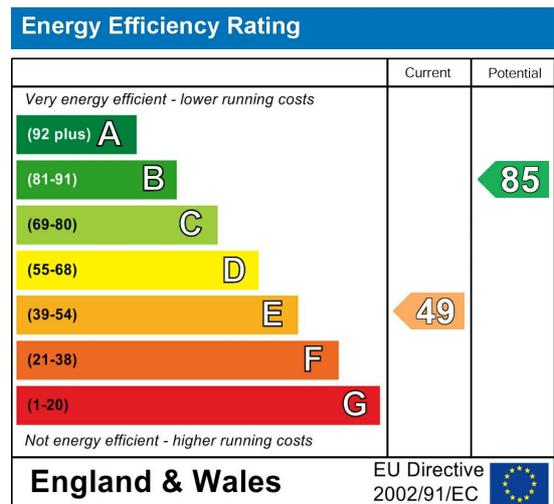
suitable for use a store/gym/office. Attached to one of the garages is a whitewash stone/cob building currently used a workshop and store for machinery but with further conversion potential (planning approval granted 2004 for conversion into a 2 bedroom cottage, may be considered extant due to associated works having been completed. C1/PA21/0216/04/B.

TENURE
Freehold

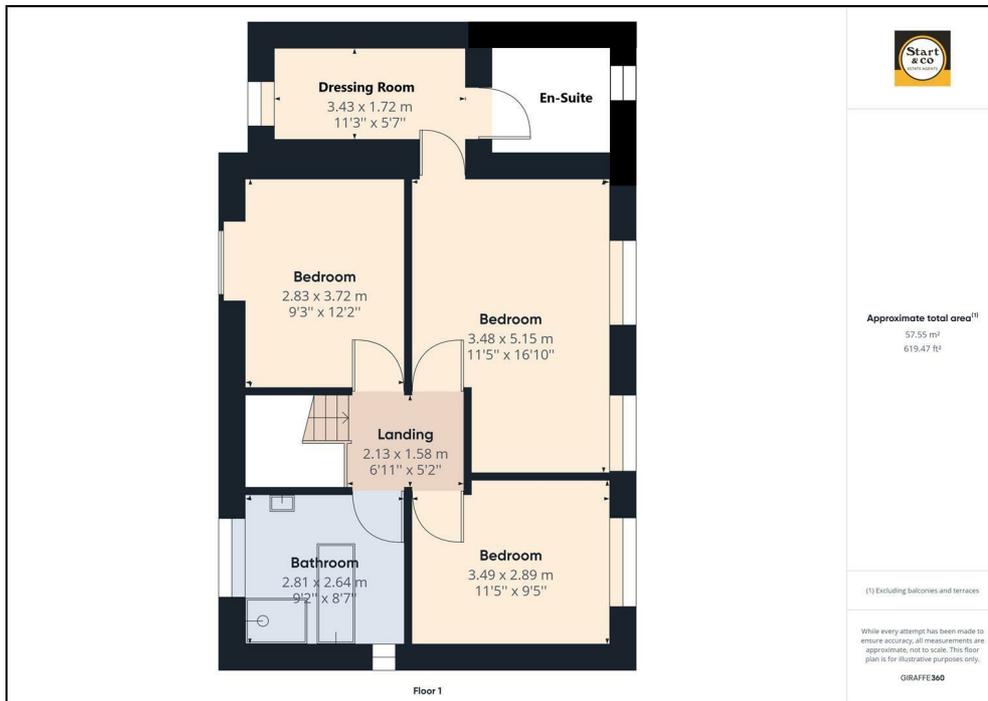
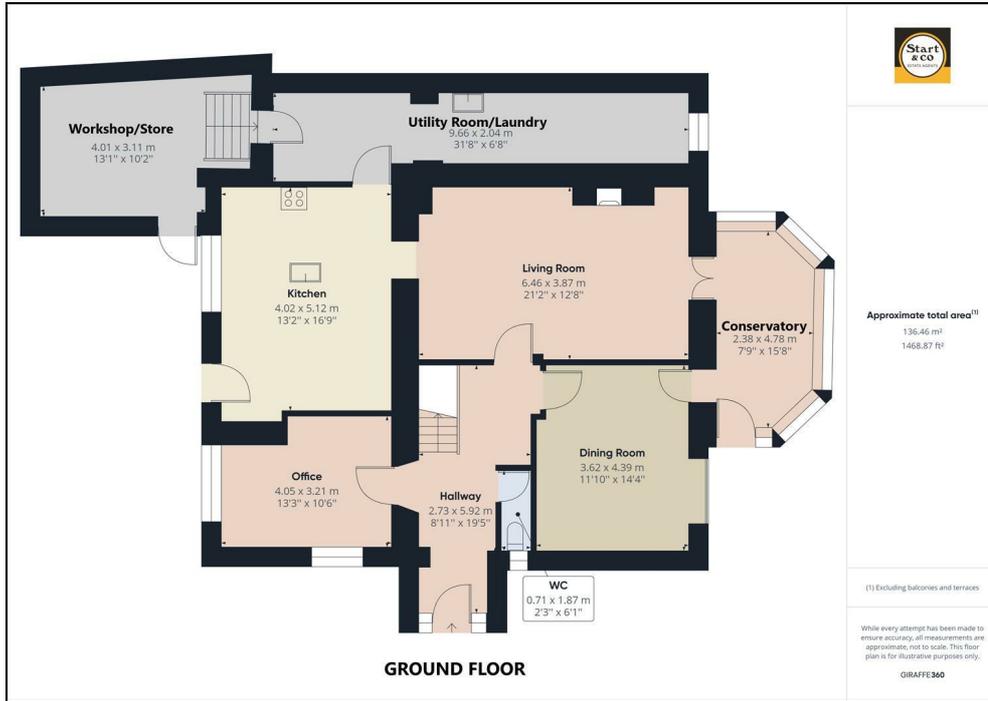
SERVICES
Mains water and electricity. Oil heating. Private drainage.

COUNCIL TAX
Main House Band E. Cottage Band - Business Rates, qualifies for small business rates relief.

VIEWING
The main house and grounds are available for viewing by arrangement. The 3 letting properties are mostly let for the 2024 Season with viewings on changeover only. We hold floorplans, internal pictures and virtual tours for each of the letting properties, all of which are available upon request. Online accompanied viewings of all the assets, including each of the letting units can be organised by appointment with one of our agents.







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