



Pellynwarth Farm,
Ponsanooth, Truro

LODGE & THOMAS

ESTABLISHED 1892

Pellynwartha Farm,
Ponsanooth, Truro TR3 7JL

Guide Price - £2,250,000 Freehold

A high-quality farm, within easy reach of Truro and the port of Falmouth, boasting a five-bedroom detached farmhouse, range of agricultural buildings extending to 138 acres or thereabouts. Available as a whole – lotting may be considered.

- A well presented 138 acre former dairy farm
- Period five-bedroom non-listed farmhouse
- Useful range of agricultural buildings
- Accessible location to Truro, Falmouth, A30
- To be sold for the first time since 1957

**Distances (all approximate) Perranwell Station 1 mile | Falmouth 6 miles
Mylor Harbour 6 miles | Truro 6.5 miles | A30 - 5 miles**





The Property

Set in an elevated position, some 300ft above sea level, the farm enjoys panoramic far reaching countryside views.

To be sold for the first time since 1957, the farm comprises a non-listed detached five-bedroom, double fronted farmhouse, believed to have been constructed circa 1880, of fine proportions under a slate roof retaining many character features and with a south-facing aspect.

The farmhouse boasts three reception rooms, kitchen, utility room, cloakroom to the ground floor. A turning stairwell to a galleried landing, to five bedrooms and a bathroom to the first floor. The house also benefits from a cellar.

The property is approached over a short private driveway leading to a level parking area, parking for several cars to the rear of the property and access to an open fronted carport with store to the side.

Formal gardens, predominantly laid to lawn with mature herbaceous borders lie to the front and side of the house.



The Farm

A productive dairy farm until 2005, the holding has since then been used for the rearing and housing of beef cattle and growing arable crops.

The adaptable buildings are linked and surrounded by extensive concrete yards and comprise:

Covered silage clamp (90' x 60') with a cubicle shed to the side; timber frame barn (70' x 40'); former cubicle shed (60' x 60'); open front machinery shed (60' x 40') and former dairy with a 10/10 parlour remaining in-situ.

The Land

The farm extends in all to **138.62 acres** or **56.10 hectares** or thereabouts and is currently laid to a mixture of permanent and temporary pasture leys and includes a small area of woodland. The land is divided into manageable enclosures and approximately 120 acres is considered to be tillable.

The main block, surrounding the farmstead, extends to 94.82 acres or thereabouts and is divided into manageable enclosures with mature hedgerows providing shelter and shade. The land is accessed either from the yard or roadside gateways and is laid to permanent pasture and is classified as Grade III on the Land Classification Map for the area.

The second block of land, located on the other side of the road opposite the farmstead, extends to about 43.80 acres. This block of land is accessed either from the public highway or via a track which passes through the land.



EPC E Council Tax Band F

Services

Mains electric (single phase), mains water, private water supply (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

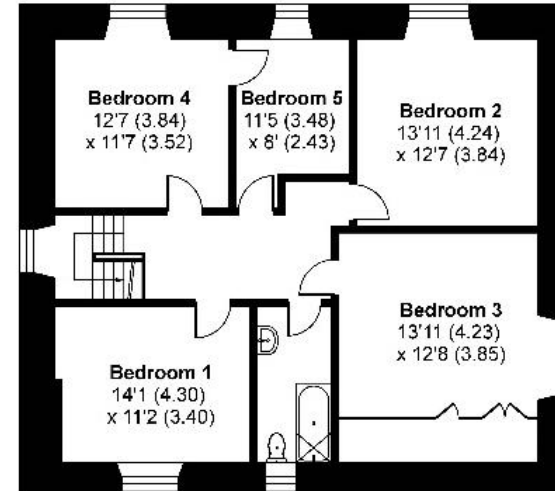
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. No public footpaths cross the property, Network Rail and a neighbouring farmer have a right of way over the access track across the southern block of land.

Particulars & Plan

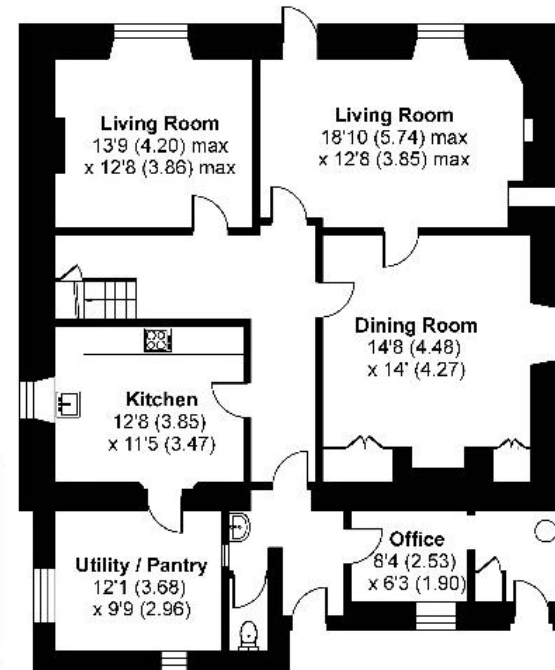
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Agents Note

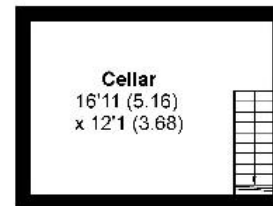
The land is currently let under a Farm Business Tenancy which terminates on 28th September 2026.



FIRST FLOOR



GROUND FLOOR



CELLAR

Approximate Area = 2543 sq ft / 236.2 sq m (excludes store)
Outbuilding = 15532 sq ft / 1442.9 sq m
Total = 18075 sq ft / 1679.1 sq m

For identification only - Not to scale

Location

Pellynwartha Farm lies approximately 1 mile west of the highly regarded village of Perranwell, which boasts a community village shop, Royal Oak public house, primary school and a garage. There is also a railway station just outside of the village centre on the Truro to Falmouth branch line.

Truro, the main administrative centre for the county, lies approximately 6.5 miles to the east providing an extensive range of retail and professional services, along with health and leisure facilities, private education establishments, and a mainline railway station on the London to Penzance line.

The Port of Falmouth and Mylor Harbour are approximately 6.5 miles to the south and provide access for the sailing enthusiasts to the sheltered sailing waters of the Carrick Roads.

The A30 dual carriageway, the main arterial road through the county can be accessed at Scorrier some 5 miles to the north.

Viewing

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

Email: property@lodgeandthomas.co.uk

Directions

From Perranwell, exit the village in a westerly direction and the farm will be found approximately 1 mile on the right hand side.

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Not to scale. For indicative purposes only.

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