



Halezy Farm House, Grampound Road, Truro, TR2 4EJ

£1,250,000



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THE TRURO ESTATE AGENT

Key Features

- Detached farmhouse at the end of a private lane
- Idyllic rural setting near Grampound Road
- Main house - 5 bedroom, 4 bathroom, 3 reception room
- Three separate 2/3 bedroom apartments
- Extensive outbuildings
- Approximately 10 acres of land
- No onward chain
- Video tour available



A quite remarkable opportunity with no onward chain to purchase this detached 5 bedroom farmhouse located at the end of a private lane in an idyllic rural setting. Complete with three separate apartments, garaging, masses of parking, extensive outbuildings and approximately 10 acres of land.



Summary

Halezy Farm House offers an exceptionally rare opportunity with no onward chain in an idyllic rural valley setting located at the end of a long private lane.

The original period farmhouse has been substantially extended to offer over 3,000 sq ft of well-presented accommodation perfectly adapted to modern family life and with the potential for further extension or adaptation for ancillary living. Further to this there are three separate apartments (a 3 bedroom and 2 x 2 bedroom), extensive outbuildings and positioned within 10 acres of land.

An exceptional countryside estate with significant income, development and lifestyle potential - a viewing to appreciate comes highly recommended.



The Farmhouse

The farmhouse itself is a fantastic blend of original period charm with thick stone walls, inglenook fireplaces and deep windowsills whilst being substantially extended to cater for modern family living. It has been sympathetically refurbished to a high standard using natural materials such as oak skirtings, slate windowsills and travertine flooring.

On the ground floor an impressive entrance hall has a door to the living room, access to the rear garden and an incredibly useful downstairs wet room/WC whilst a large opening provides access to the first reception area. This is a stunning space with fully fitted high quality farmhouse kitchen with integrated appliances, four oven Aga and separate utility room with rear door access. This large kitchen/dining/living area is a triple aspect room overlooking the garden which leads onto the paved patio through triple folding doors as well as a gorgeous standalone wood burner. At the other end of the ground floor there are two large reception rooms; the living room has a lovely feel thanks to this being the very original part of the farmhouse with large open inglenook fireplace and yet another direct access out to the rear garden. A couple of shallow steps lead down from this room to the third reception room which is an impressive 18ft x 17ft space with windows to front aspect and a door leading to the side. This offers a great extra reception space – perhaps a great gym, cinema room, playroom or hobby room but could be adapted to be ancillary accommodation to the main house with its own entrance if desired.

An oak glazed staircase rises from the entrance hallway with a landing providing access to all five bedrooms. The main bedroom is a very generous 17ft x 17ft double with three windows enjoying far reaching countryside views to the front of the house and having the use of a well-appointed en-suite shower room. The second bedroom is perhaps even more impressive measuring 19ft x 13ft with triple aspect windows pouring in natural light and overlooking the rear garden. There are two further large double bedrooms, a small double / large single bedroom as well as two further family bathrooms – both with bath and shower facilities.



Bedroom 1



Bedroom 2



Bedroom 3



The Apartments

Completely separate to the farmhouse itself are three apartments, each with their own individual entrances and layouts. The 'Top Flat' is a 953 sq ft three bedroom, two shower room on the first floor, the 'Bottom Flat' is a 565 sq ft two bedroom, one shower room on the ground floor and the 'Lower Flat' is almost like a semi-detached bungalow measuring 643 sq ft with two large double bedrooms and one shower room. Each apartment has a good-sized open plan living and dining space with fully fitted kitchens as well as a parking area that cleverly is separate to the driveway and parking area of the main house. The flats have a proven profitable track record of being let on assured shorthold tenancies with great popularity generating approximately £25,000 per annum. There is however great scope for improvement here to push that figure even higher or perhaps to use this setting to your advantage and holiday let each flat for a potentially even greater income.



The Outbuildings

There are a superb range of extensive outbuildings ranging from traditional to modern including a stable block for four horses, a tack room, a hay barn, a workshop and a large general purpose outbuilding which has most recently been used as a very popular bar area with large opening door to a perfectly South/West facing outside space. The property also has the benefit of a large double garage with additional store rooms, wood stores as well as gravel driveway parking providing space for many vehicles. The layout and access of the outbuildings offers so much potential for a variety of uses as well as possibilities for further development subject to the necessary consents.



The Land

Approximately 10 acres in total divided into gardens, several useful paddocks and enclosed fields. The rear garden is South facing; there is a large decked terrace perfect for al-fresco dining and a hot tub with steps leading up to a lawned area. To the front and sides of the property there are further lawned areas with planted beds, shrubbery and trees. A long private lane owned by Halezy Farm House leads off the main road and provides access to the property and only one other property providing an incredible amount of privacy. The adjacent fields provide excellent potential for equestrian, agricultural or a smallholding depending on your needs.

The Location

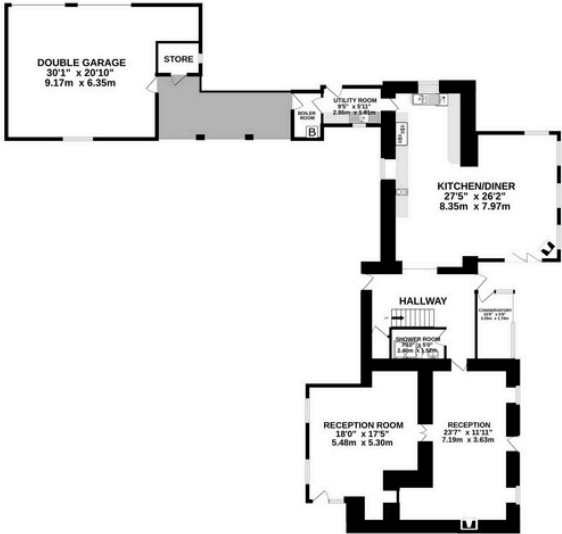
Haley Farm House is located on the very edge of the North side of the village around half a mile (a ten minute walk) away. Grampound Road blends rural living surrounded by beautiful countryside, whilst having great local amenities and being only a 7 mile (15 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for here with a village store, post office, village hall, well renowned cricket club, nursery and a highly regarded primary school with a good choice of secondary and private schooling close by as well. To the South you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 10 minutes as well.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

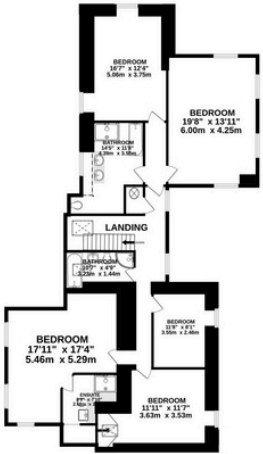


Floorplan

GROUND FLOOR
2167 sq.ft. (201.4 sq.m.) approx.



1ST FLOOR
1486 sq.ft. (138.1 sq.m.) approx.

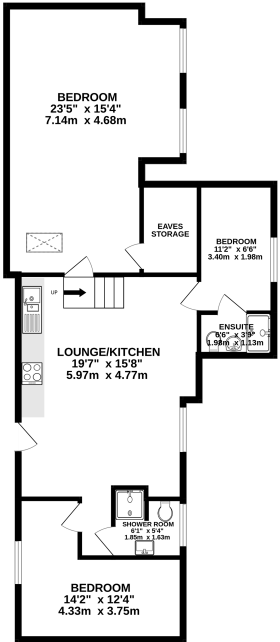


TOTAL FLOOR AREA: 3654 sq.ft. (339.4 sq.m.) approx.

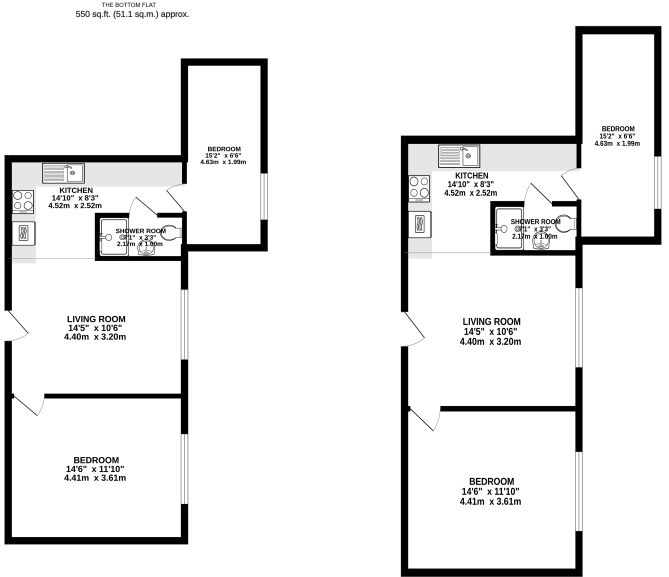
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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THE TOP FLAT
926 sq.ft. (86.0 sq.m.) approx.



THE BOTTOM FLAT
550 sq.ft. (51.1 sq.m.) approx.



Property Information

Tenure: Freehold

Council Authority: Cornwall

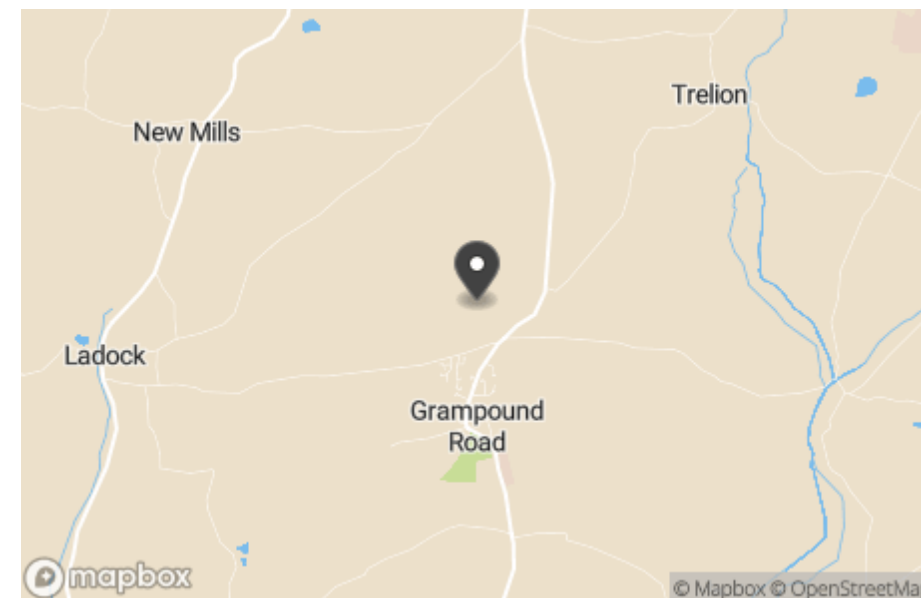
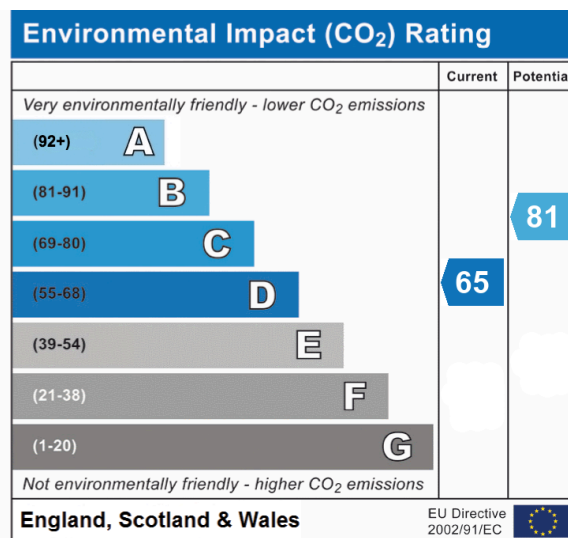
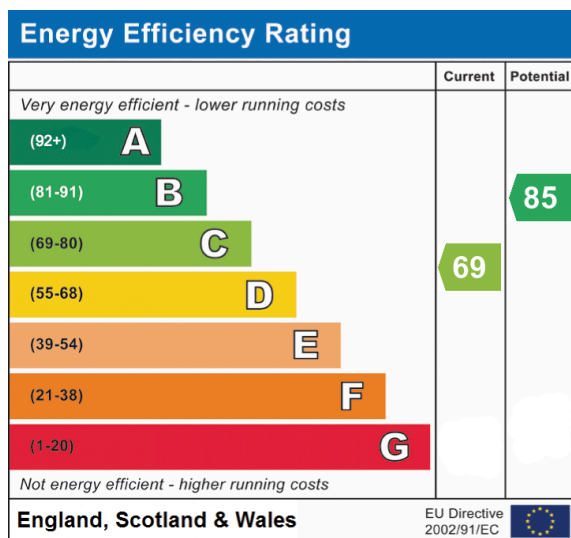
Council Tax Band: Farm House F & each flat is A.

Services: Mains electric is connected. Private oil fired central heating (electric in the flats).

Private bore hole water supply. Private drainage.

Mobile Signal: All networks good outdoor.

Broadband: Ultrafast available. Max Download 1000Mbps. Max Upload 1000Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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