



Higher Crelly Farm,
Trenear, Helston

LODGE & THOMAS
ESTABLISHED 1892

Higher Crelly Farm, Crelly,

Trehear, Helston, TR13 0EU

Guide Price - £795,000 Freehold

A private and ring-fenced small holding offering three bedroom farmhouse, two bedroom holiday let, outbuildings and paddocks, garden and woodland totalling over 10.5 acres. Sold with no onward chain.

- 10 acre smallholding
- 3 bed detached farmhouse
- 2 bed holiday-use barn conversion
- Tractor shed, large garage and outhouses
- Gardens, paddocks and some woodland



The Property

Higher Crelly Farm is a private and ring-fenced small holding offering a three bedroom detached farmhouse, a two bedroom detached holiday restricted barn conversion, large tractor shed (class Q/conversion potential, subject to consent), large double garage and various other outhouses together with six level paddocks and areas of garden and woodland totalling 10.57 acres or thereabouts.

The farmhouse offers comfortable and versatile three bedroom accommodation which could be (as it is understood to have previously been) rearranged to offer an attached annexe on the ground floor if required. The property is full of character features, having originally been built around 1870 and extended substantially since, and comprises; hallway, inner hall, shower room with utility space, sitting room with granite inglenook fireplace, dining room, kitchen and rear boot room to the ground floor with three double bedrooms and a bathroom to the first floor.

Adjacent to the farmhouse is a detached barn conversion - known as Skiber-An-Gwenely, meaning Barn of Swallows - which is understood to have been converted in the late 1990s and which is currently holiday-let restricted. It has been utilised as a successful holiday let for many years but could have potential for full time residential use (subject to planning permission). The accommodation comprises; kitchen, utility, w.c., sitting room and a "spa room" with sauna and hot tub to the ground floor with two double bedrooms and a bathroom to the first floor.





Outbuildings

TRACTOR SHED - A timber structure with concrete base and tall vehicular roller doors on two sides with electricity and light connected. This offers a fantastic storage space and has potential for a variety of other uses, including conversion into a dwelling (subject to consent).

POTTING SHED – With pedestrian door and double doors, with electricity.

LARGE GARAGE - Of concrete block construction and with room for four vehicles. Electric roller door.

LOG STORES & OUTHOUSES – Various useful garden stores.

STORAGE CONTAINER & HOME OFFICE

Gardens & Grounds

Each of the properties enjoy their own garden, well screened from the road by high hedging, and these include areas of lawn, some woodland, a double pond and barbecue area. A particularly lovely area of garden is situated behind the tractor shed from where there are far reaching views over the land and to the sea at Porthleven.

The land – which makes up approximately 8.5 acres of the overall site - is made up of six level field enclosures, all with natural hedge boundaries and in grass (which has been cut for silage for many years by a local farmer). Each of the fields also enjoy wonderful rural views to the sea.



EPC Farmhouse: F - Barn Conversion: E

Council Tax Band

Farmhouse: E - Barn Conversion: C

Services

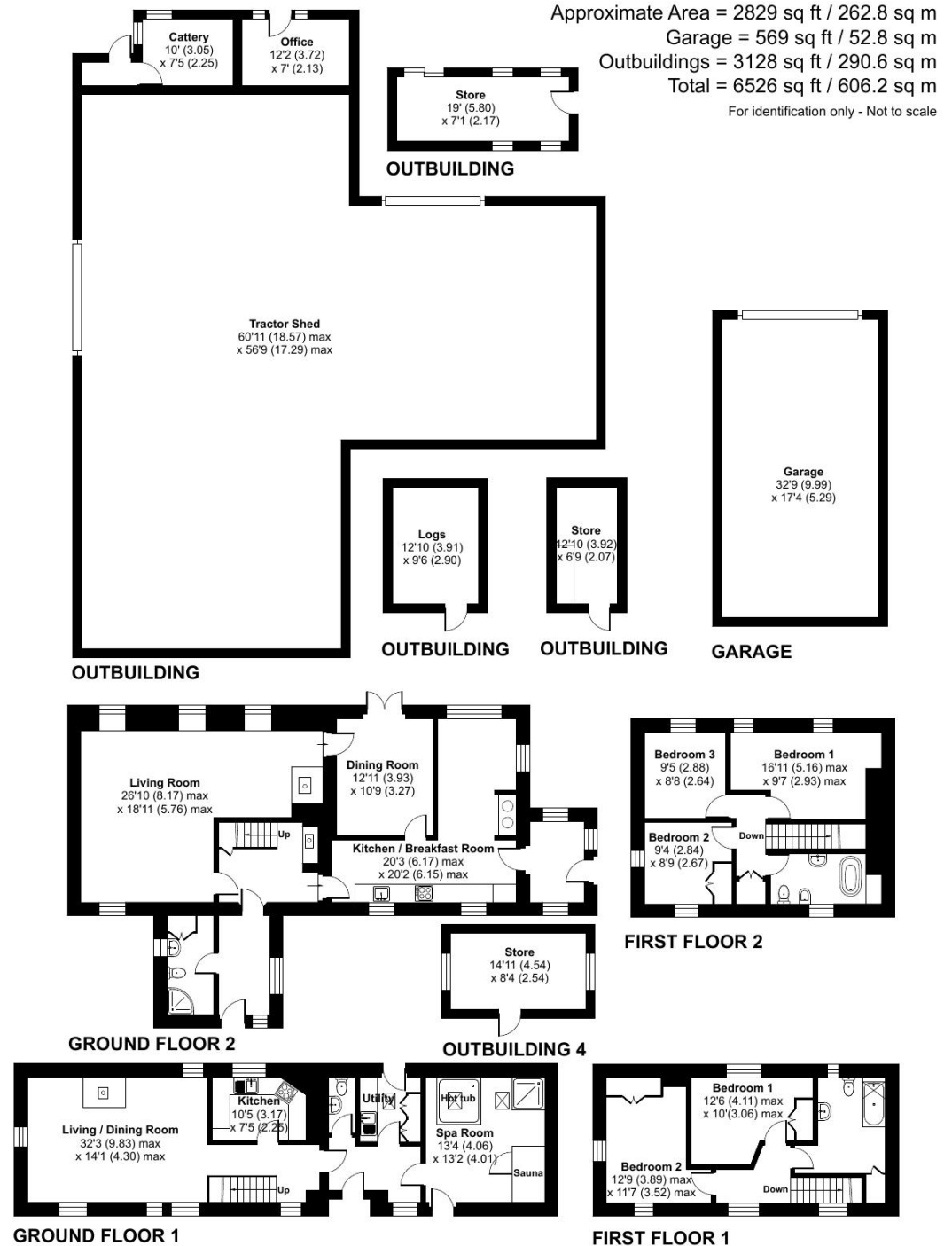
Mains water and electricity. Private drainage. Oil fired central heating and domestic hot water via Esse range to farmhouse and oil fired central heating to barn conversion. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their 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.

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.



Location

Higher Crelly Farm is located in the centre of Crelly, a small nucleus of dwellings slightly north of Wendron, part way between Redruth and Helston. A bus service runs between the two towns and there is a bus stop close to the property entrance. In the immediate area is a Garden and a Bistro restaurant whilst nearby Wendron offers a pre-school, primary school and parish church. Helston is just 4 miles distant and offers a range of every day amenities and facilities including schooling, retailers and eateries. Redruth is approximately 6.5 miles distant and offers a mainline railway link to London (Paddington).

Viewing

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

Directions

From Helston proceed in a northerly direction along the B3297 and follow this road for approximately 3.5 miles before the entrance drive into Higher Crelly Farm will be found on the left hand side.

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