

New Downs Farm,

Treswithian Downs, Camborne

LODGE & THOMAS

ESTABLISHED 1892

New Downs Farm,

Treswithian Downs, Camborne, TR14 0BY

Guide Price - £850,000 Freehold

For sale for the first time in over 100 years – a ring-fenced small holding extending to over 30 acres and with largely level land together with a character dwelling and a range of traditional and modern buildings. Accessible location near the north Cornish coast. Offered for sale with no onward chain.

- 31 acre small holding
- Ring-fenced farmstead
- Detached character dwelling
- Range of traditional and modern buildings
- Largely level pasture land
- Sold with no onward chain

The Property

In the same family ownership since 1912 and completely unspoilt is this wonderful ring-fenced small holding extending to 31.43 acres or thereabouts. Comprising a detached character property set amongst a range of traditional and modern farm buildings, many with potential for a number of uses or for conversion (subject to consent), together with nine field enclosures New Downs Farm offers an opportunity to create a lifestyle property seldom available in the market and must be viewed to be fully appreciated.





The Dwelling

At the heart of the farmstead is a double fronted period house which, whilst in need of some upgrading and improvement, offers a comfortable family home with scope for enlargement (subject to consent) full of charm, character features and incredibly high ceilings within the original part. Formerly a three bedroom dwelling the accommodation currently comprises; entrance hall with tessellated tiled floor and large understairs cupboard, sitting room with open fire, dining room with woodburning stove, office, rear lobby, kitchen, utility, w.c. and rear porch to the ground floor with two double bedroooms – the principal bedroom being particularly large – and a family bathroom to the first floor. With some reconfiguration of the first floor accommodation (subject to consent) the property could easily be arranged to offer three bedrooms again.

To the rear of the dwelling is a lawned garden leading to a former vegetable garden with polytunnel frame and greenhouse, and a Mediterranean garden complete with fig and olive trees and a pergola adorned with a mature wisteria, whilst to the front is an orchard garden.

















Farm Buildings

Forming a courtyard arrangement behind the dwelling are a number of traditional stone and red-brick built barns including a two storey stone barn, a single storey stable block complete with cobbled yard, a workshop, store and a double car port. Some of these buildings are considered to have potential for conversion into additional dwelling(s) or ancillary accommodation or perhaps with potential for commercial use (all subject to consent).

At the entrance to the farmstead are two Dutch barns suited for the storage of machinery, hay, straw etc and within one of the field enclosures is a large timber field shelter.

Land & Grounds

The land is, in its majority, almost totally level and is set across nine field enclosures, most with water connected and all with good natural shelter provided by hedge and tree lined boundaries. Each enclosure is in permanent pasture and is well suited to livestock grazing. The land is classified as Grade III on the Land Classification Map.

Alongside the Dutch barns is a large yard area with hard standing and this continues around to the property and the traditional barns, providing ample parking and turning space for vehicles, trailers etc.

The grounds at New Downs Farm extend to approximately 31.43 acres in all.













EPC E **Council Tax Band** C

Services

Mains water and electricity. Private drainage. Oil fired central heating.
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.

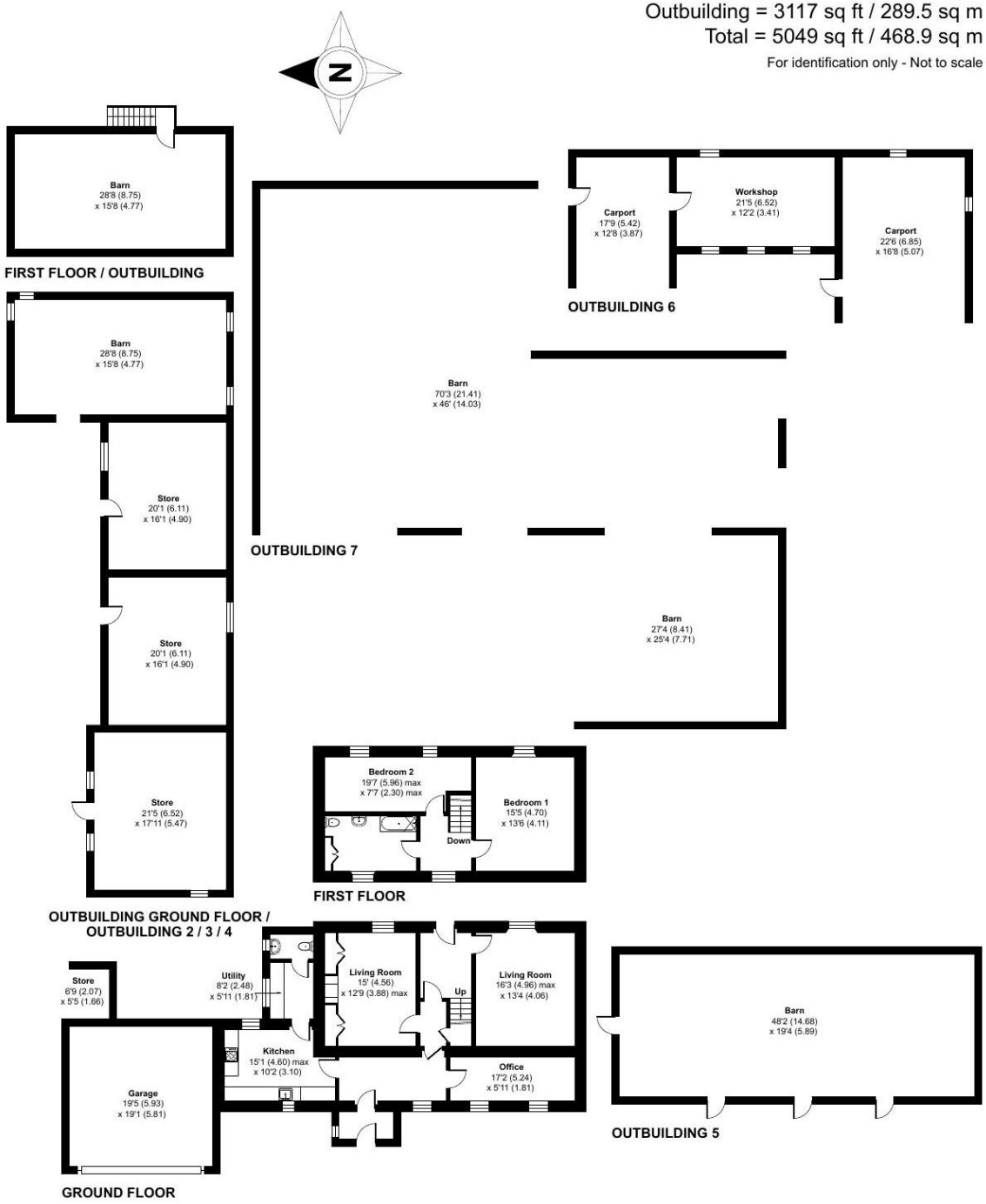
Wayleaves, Easements & Rights of Way

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 two of the field enclosures (as indicated by a dashed line on the land plan) and the property is accessed via a long track (also a public footpath) in third party ownership over which this property has the benefit of a vehicular right of way.

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.

Approximate Area = 1561 sq ft / 145 sq m (exclude carport's & store & barn)
Garage = 371 sq ft / 34.4 sq m
Outbuilding = 3117 sq ft / 289.5 sq m
Total = 5049 sq ft / 468.9 sq m
For identification only - Not to scale



Location
Treswithian Downs is a sought after semi-rural location being so easily accessible from the A30. Nearby Kehelland offers a primary school whilst Camborne town offers a whole range of amenities including primary and secondary schooling, supermarkets, leisure and retail facilities as well as a mainline railway link to London (Paddington). The stunning north coast beaches at Hayle, Gwithian and Portreath are all within 5 and 6 miles respectively.

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

Directions
Proceeding along the A30 westbound exit at Camborne (West) A3047 and turn left at the junction, heading towards the roundabout. Exit right at the roundabout (turning back on yourself) and proceed over the flyover before turning left signposted Crematorium. Follow this road as it bears sharply left and the entrance lane leading to New Downs Farm will be found on the left hand side after almost a quarter of a mile.

What3words///bookcases.modern.gratitude
(head of entrance lane)



Not to scale. For indicative purposes only.
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