



Higher Stennack Home Farm



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Troon, Camborne, Cornwall, TR14 9JS

Camborne 2.1 miles – Hayle 9.2 miles – Falmouth 13.0 miles

A charming, detached farmhouse, in a private setting with no near residential neighbours with breathtaking views towards Carbis Bay, situated in over 9 acres.

- Delightful Smallholding Opportunity
- Approximately 9.3 Acres in All
- Tastefully Extended
- Pasture Paddocks & Orchards
- Freehold
- 3 Double Bedrooms (x1 En Suite)
- Character Accommodation
- Range of Outbuildings
- Ample Parking
- Council Tax Band D

Offers In Excess Of £769,950

SITUATION

The property enjoys an elevated position which takes full advantage of landscaped views to Carbis Bay in the distance. At Troon about a mile to the north east there are local facilities and amenities. This is supplemented further by the town of Camborne about two miles to the north. At Camborne there is a station on the London Paddington line as well as junctions onto the A30.

DESCRIPTION

A charming, detached granite farmhouse, understood to date back to the early 19th century and tastefully extended in recent years by the current owners. The property comprises a bright entrance hall with a WC and stairs rising to the first floor. The characterful sitting room enjoys a pleasant aspect to the front and features an impressive stone fireplace housing a wood-burning stove. A door leads through to the family/dining room extension, where large windows showcase the far-reaching views the property has to offer and provides impressive additional reception space. The kitchen comprises a range of wall-mounted cupboards and base units, an inset sink, space for appliances, a solid-fuel Rayburn, space for an electric cooker, and a half glazed door leading to the rear courtyard. The ground floor accommodation is completed by an integral car port, a utility room with space for appliances, and a boiler/boot room.



The first floor offers three double bedrooms and a family bathroom fitted with a bath, WC and wash hand basin. The principal bedroom is of superb proportions, featuring a vaulted ceiling and triple aspect views over the land and beyond. The principal bedroom also benefits from an en suite shower room with a WC and wash hand basin.

OUTSIDE

The property is approached via a private lane, leading to a substantial area of hardstanding situated in front of the outbuildings and to the side of the house, providing ample off-road parking. The gardens lie to the front and side of the property, taking full advantage of the views towards Carbis Bay. Predominantly laid to lawn, the gardens also feature a sheltered patio terrace bordered by a variety of flowering plants and shrubs. A further area provides a vegetable garden with polytunnel and greenhouse.

A range of stone and timber outbuildings provide useful storage and workshop space, including a charming cider barn currently utilised by the owners for their cider-making business (further details available upon request). A shepherd's hut is available by separate negotiation.

The land comprises five pasture paddocks, a wildflower meadow, and an established apple orchard with a variety of mature fruit trees. To be fully appreciated, the property and its surroundings should be viewed in person. In all, the property extends to approximately 9.32 acres.

ADDITIONAL INFORMATION

Please note that a public footpath runs over part of the property, for more information please speak to Stags Truro.

SERVICES

Mains electricity and solar panels on the shed roof supplying the house. Mains water. Oil fired central heating. Private drainage via a septic tank. Phone signal: Variable indoor and outdoor available (Ofcom). Broadband: Standard and ultrafast available (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///dock.timer.venues



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	33	33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area 1996 sq ft - 185 sq m
(Excluding Workshop & Outbuildings)
Ground Floor Area 1059 sq ft - 98 sq m
First Floor Area 937 sq ft - 87 sq m
Workshop Area 302 sq ft - 28 sq m
Outbuildings Area 1032 sq ft - 96 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

