

North Carne Farm

Menherion, Redruth,
TR16 6NW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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TRADITIONAL SMALLHOLDING WITH DETACHED FARMHOUSE, TEN ACRES, OUTBUILDINGS AND STONE BARN WITH POTENTIAL

Located at the end of a very long lane, enjoying complete privacy and well away from neighbouring properties.
A genuine and totally unspoilt property with substantial farm buildings and traditional stone barn offering development potential.
Three bedroom detached farmhouse for improvement with enclosed gardens.
Range of modern farm buildings. Double garage, workshop and former piggery.
Land divided into several useful fields. River running along the lower boundary.
In all approximately 10.5 acres. Sold with no chain.
Freehold. Council Tax Band C. EPC - F.



Guide Price £795,000

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GENERAL COMMENTS

North Carne Farm comprises a handsome detached period stone farmhouse and a range of modern and traditional farm outbuildings in a very private rural setting perfectly located at the end of a long lane surrounded by its own grounds. The farm lies on the outskirts of Stithians with excellent facilities and whilst seemingly remote and "miles from anywhere" it is just over a mile from a pub, whilst Redruth, Falmouth and Truro are within a short drive. It is a totally unspoilt smallholding with a fabulous range of farm buildings and detached traditional two storey stone barn which offers huge development potential. However it is a joy nowadays and a rarity to find a farmstead that has not been split up into various ownerships or had the farm buildings converted. North Carne Farm is perfect for those looking for privacy. The farm extends to approximately 10.5 acres or thereabouts. The farmstead sits perfectly within a ringed fence and the land is conveniently split into four fields enclosed within natural hedges and a river runs along the lower boundary. There are far reaching views from the farmhouse and land over the surrounding countryside with glimpses of Stithians Reservoir. In these days of increasing urbanisation it is rare to find a property so genuinely unspoilt and unique and hence North Carne Farm will be of undoubted appeal to many discerning purchasers and especially those seeking peace and tranquillity.



LOCATION

The closest village to North Carne Farm is Stithians which is approximately two miles. Stithians has a good range of village facilities including shop, public house, primary school and doctors surgery. A water sports centre is about a mile away. Stithians is approximately six miles from Redruth and approximately nine miles from Truro and Falmouth.

In greater detail the accommodation comprises (all measurements are approximate):



ENTRANCE VESIBULE
Stairs to first floor. Doors to Dining room and Lounge.

LOUNGE
18'10" x 11'3" (5.76m x 3.45m)
A twin aspect room with windows overlooking the front and side garden. Exposed beams. Woodburning stove. Radiator. Television point. Door to inner hall.

DINING ROOM
12'4" x 11'11" (3.76m x 3.65m)
Feature granite open fireplace. Window to front enjoying rural views. Radiator. Door to:

INNER HALL
Understairs storage cupboard.

KITCHEN
12'0" x 7'8" (3.68m x 2.36m)
A twin aspect room with windows to rear and side garden. Exposed beams. Base and eye level units. Stainless steel sink/drainer. Space and plumbing for washing machine.

REAR HALL
Doors to shower room and conservatory.

SHOWER ROOM
8'3" x 7'3" (2.52m x 2.22m)
Low level w.c, pedestal wash hand basin, double shower cubicle. Airing cupboard with radiator.

CONSERVATORY
13'9" x 9'5" (4.20m x 2.88m)
Views over the rear garden. Glazed door opening onto side path.

FIRST FLOOR
Landing. Radiator.

BEDROOM ONE
12'9" x 11'2" (3.91m x 3.42m)
Window to front with views. Radiator.

BEDROOM TWO
11'11" x 11'8" (3.64m x 3.58m)
Window to front with rural views. Radiator.

BEDROOM THREE
11'11" x 11'8" (3.64m x 3.56m)
Window to side with countryside views. Radiator.

OUTSIDE
Large enclosed GARDENS extend to the front, side and rear of the house and with a larger area to one side, all of which is in grass and offering scope for further landscaping/planting. There are many mature shrubs and plants and far reaching views. Paths lead to the front and rear entrance doors.

THE FARM BUILDINGS

These are grouped on the lower side of the house where the entrance drive widens to form a courtyard. They are extensive and include:

GARAGE - 16' x 14'4. WORKSHOP 16 x 14'4. PIGGERY - 16' x 12'10. SHED 9' X 8'.

TWO-STOREY BARN - A traditional stone building divided into three sections and used as storage in the two storey section (27' x 15'7) on each floor and to house cattle - 41'3 x 34'8 narrowing to 15' and Single Storey Barn - 35'7 x 15'7.

CATTLE SHED - 60' x 40' - Divided into two sections.

BULLOCK HOUSE - 40' x 20' - Central Feed Passage.

HAY STORE - 20' x 20' - Open Fronted.

MACHINERY SHED - 45' x 30'. Secure with lockable sliding door.



THE LAND

North Carne Farm extends in total to just over ten acres. The land is enclosed within a ringed fence of natural hedge boundaries divided into several useful enclosed fields. It is perfect for equestrian use and also perfect for hobby farming. All the land is in grass and fairly level or gently sloping and a natural stream flows along the lower boundary. The land is in good heart and has not been intensively farmed but grazed by cattle for many years. The majority of land is productive farmland and provides a wonderful environment for an abundance of wildlife.









SERVICES

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

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

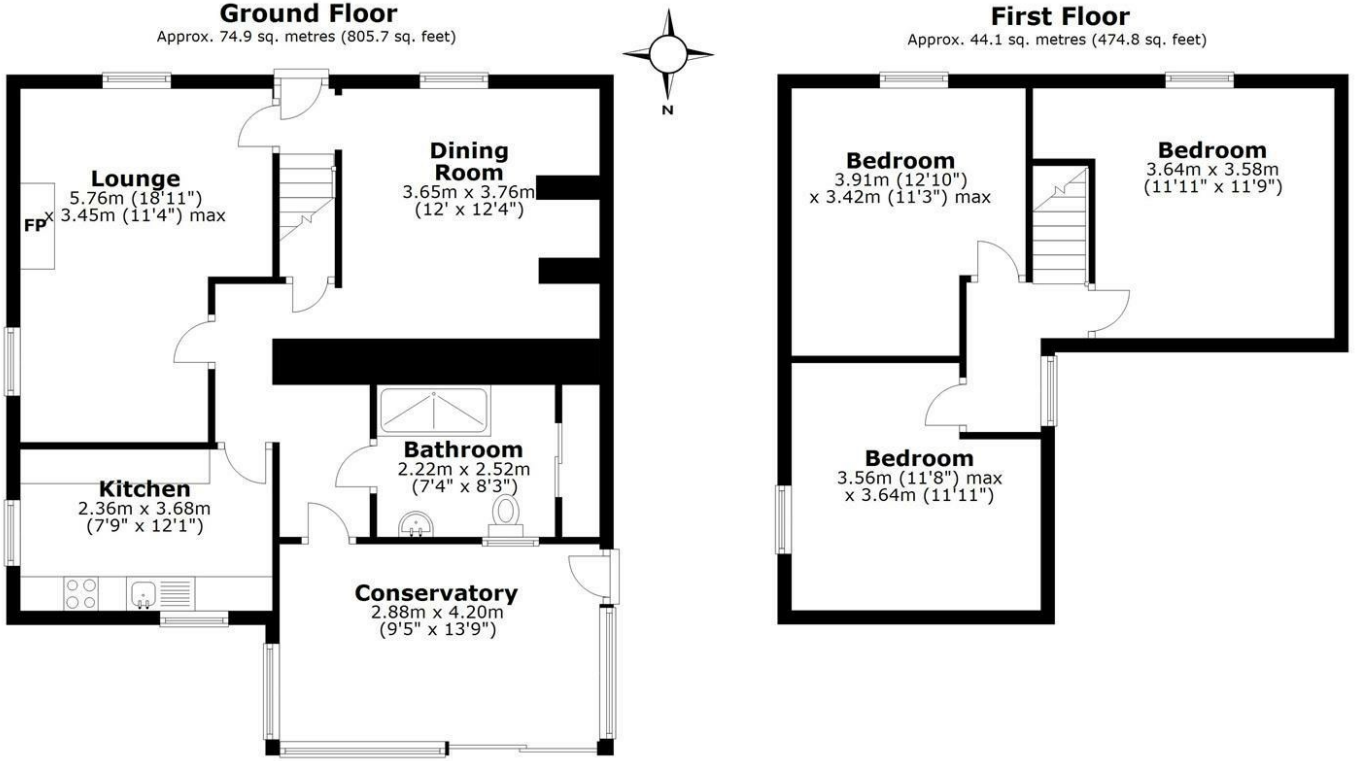
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Ground Floor

Approx. 74.9 sq. metres (805.7 sq. feet)



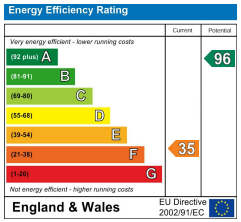
First Floor

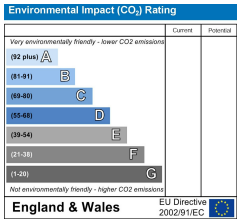
Approx. 44.1 sq. metres (474.8 sq. feet)

Total area: approx. 119.0 sq. metres (1280.5 sq. feet)

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 illustration purposes only and should be used as such.
Plan produced using PlanUp.

North Carne Farm, Menherion, Redruth





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NORTH CARNE
FARM



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