Ref: LAT200029
Guide Price for the Whole: £850,000

A Model Farm situated between Falmouth and Helston

PONSTREATH FARM
HALFWAY HOUSE, PENRYN, CORNWALL TR10 9EH

Period 4 bedroom farmhouse with detached ancillary accommodation set within gardens, grounds and land, extending in all to approx. 29 acres with an extensive range of outbuildings.

Available as a whole – guide £850,000 or with 11 acres of land – guide £695,000
Further permutations of acreage maybe considered.

TREMOUGH CAMPUS @ PENRYN 5 MILES * HELSTON 6 MILES
FALMOUTH 8 MILES * TRURO 12 MILES
SITUATION
Ponstreath Farm is situated in a rural location, yet only a short distance from the A394 linking Penryn and Helston. The former market town of Helston lies about 6 miles distant and has a good range of services and amenities, supermarkets, schools, health and leisure facilities etc. and is home to RNAS Culdrose naval base. The town is renowned for the annual Flora Day Furry Dance and is the gateway to the Lizard Peninsula, itself an Area of Outstanding Natural Beauty with spectacular stretches of dramatic clifftop scenery and coastal walks.

The harbour town of Falmouth is less than 7 miles away and has a further range of retail and services as well as providing access to the superb sailing waters of the River Fal and Carrick Roads. The Combined University of Cornwall Campus at Tremough, Penryn lies approx. 5 miles distant.

The nearby village of Rame has a Post Office and general stores, and there is a public house at Halfway House. The creekside village of Gweek is about 4 miles distant situated at the head of the Helford River, famed for its quaint wooded creeks and inlets. The larger village of Constantine is about 2 miles distant with general stores and off licence, primary school, doctor’s surgery, pub and church.

THE PROPERTY
It is believed that this is the first time that Ponstreath Farm has come to the open market and it is has been in our clients’ tenure since 1975, with the family having rented the farm before that.

The property comprises a traditional Cornish farmhouse under a slate roof with four bedrooms, two reception rooms and a family bathroom, together with a detached former stone barn providing self-contained ancillary accommodation.

The property is complimented by a range of workshops and stores together with a large agricultural building fronting a concrete yard providing good secure storage for personal use or commercial uses, subject to planning consents etc.

The accommodation with oil fired heating briefly comprises (all measurements approximate):

**Entrance Porch**: open fronted with two circular windows to side, tiled floor, PVCu glazed door to

**Kitchen and Breakfast Room**: 7.47m x 2.79m, beamed and panelled ceiling, matching range of floor and wall mounted kitchen units with tiled splashback, built-in oven and grill, inset stainless steel sink and drainer, four ring electric hob, built-in fridge freezer, display shelf with glazed.., solid fuel Rayburn providing hot water and heating (three radiators) on a slate hearth with tiled surround, windows to front elevation.
Living Room: 3.81m x 3.25m, PVCu window overlooking garden, tiled cill, beamed and panelled ceiling, open tread staircase to first floor, polished cut granite fireplace with recess to side, door to garden.
Snug: 3.09m x 2.9m, window to front, slate hearth with wood burner and timber surround, radiator, beamed and panelled ceiling.
First Floor: Landing: loft access, airing cupboard housing hot water cylinder and immersion heater.
Bedroom 1: 3.03m x 3.27m, built-in wardrobe with shelf over, window to front.
Bedroom 2: 2.82m x 2.72m, window to front.
Bedroom 3: 2.85m x 2.83m, window to front, radiator.
Bedroom 4: 3.32m x 3.27m, built-in wardrobe with shelf over, radiator, window to rear.
Bathroom: 2.14m x 1.91m, panelled bath with shower over, pedestal wash hand basin, low level wc, tiled walls.

OUTSIDE
Lean-to stone and block built Coal Store under corrugated roof with wc, power and light. Attached Greenhouse (4.74m x 3m) raised beds.

Typical cottage style gardens predominantly laid to lawn with ornate fish pond, pedestrian gate to road, raised herbaceous borders with trees and concrete path to rear.
THE BARN
Reverse level accommodation with ground floor entrance leading into
Open fronted Porch: PVCu window to side.
**Bedroom 1:** 3.60m x 3.09m, beamed ceiling, built-in wardrobe, **En-suite:** 1.55m x 1.47m, corner glazed shower cubicle with Mira electric shower, pedestal wash hand basin, tiled surround, low level wc.
From the bedroom turned staircase to **First Floor Open Plan Kitchen Living and Dining Room:** 4.75m x 3.66m, beamed ceiling, loft access, door to outside, pine wood floor, fitted kitchenette with stainless steel sink unit, breakfast bar, microwave, fridge.

THE OUTBUILDINGS
Accessed from the concrete yard:
**Garage** (5.83m x 3.6m) under mono-pitch roof with electric roller shutter door, inspection pit.
**Store Shed** (3.96m x 2.49m) concrete floor, shelving, steel entrance door.
**Machinery Shed** (5.38m x 7.35m) concrete block construction under mono-pitch roof, steel door, power and light.
**Workshop** (9.3m x 5.22m) concrete block construction under mono-pitch corrugated roof, concrete floor, pedestrian steel door access.
**Implement Shed** (10.44m x 2.82m) concrete block construction under mono-pitch roof with power and light connected, garage door to front, steel sheeted door.
**Attached Machinery Store** (9.23m x 7.34m) concrete floor, timber frame with spaceboard elevations, corrugated roof, steel door, with **Livestock section** (13m x 6m) timber portal frame with double entrance doors, concrete block and spaceboard elevations, concrete feed troughs, steel sheeted entrance door.
**Lean-to Machinery Store** (13.5 x 7.5m) and Lean-to Store (9m x 7m).
To the rear is a concrete feed yard with **Silage Pit** (13.5m x 7m) with concrete base.
**Machinery Shed** (6.5m x 6.5m) concrete block under mono-pitch roof,
**Machinery Shed** (9.75m x 8.5m) steel framed with box profile sheeted roof, concrete floor.

THE LAND
The land is all down to pasture and comprised within easily worked handy size field enclosures which are level to gently sloping bound by traditional Cornish hedges. In all the land extends to **27.87 acres (11.27 hectares).** Within the land is a feature wildlife pond attracting natural flora and fauna with a pedestrian bridge leading to an island.
The land is suitable for arable cropping, grass production, livestock grazing or equestrian use etc., with integral gateways and road access. If the property is sold in part, the vendor reserves the right to access the water supply to the surplus land.
SERVICES: Mains Water and Electricity connected. Private foul drainage system. There is also a private water supply but it is not in use. None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Interested applicants are advised to make their own enquiries and investigations prior to making an offer.

COUNCIL TAX: Band D.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. In particular, a Public Footpath runs along the eastern boundary of the land.

LOCAL AUTHORITIES: Cornwall Council, County Hall, Truro, Tel: 0300 1234 100. Western Power Distribution, Tel: 0845 6012989. South West Water, Exeter, Tel: 0844 346 1010.

BASIC FARM PAYMENT: Entitlements to the Basic Payment System are available by separate negotiation.

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 each of the statements contained in these particulars. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.
VIEWINGS: Strictly by appointment with the selling agents, Lodge & Thomas, 58 Lemon Street, Truro, TR1 2PY. Tel: 01872 272722, Email: property@lodgeandthomas.co.uk

DIRECTIONS: From Penryn, take the A1394 towards Helston, passing Longdowns, Rame and on entering Edgcumbe, turn left signposted to Gweek. Pontreath Farm can be found after a short distance on the left hand side.