



Seaureaugh Farm

Stithians, Cornwall

Carter Jonas

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Stithians
Cornwall
TR3 7DL

A south-facing, ringfenced residential farm, with two recently renovated, energy efficient dwellings along with a substantial traditional barn with consent for a further dwelling and a well laid out farmyard, positioned centrally within the land in a highly desirable and easily accessible location.

The farm provides enormous potential for residential or equestrian purposes, with scope for sensitive development, alongside continued agricultural use with scope for further enhancement for amenity, wildlife and biodiversity purposes.

In all extending to 47.51 acres, available as a whole.

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Location

Located about half a mile to the east of the village of Stithians, accessed by a short stretch of private driveway direct from the public highway, the property is fantastically well positioned for all necessary services and amenities, whilst retaining its rural appeal.

Stithians is an established village with a plethora of community services and facilities, including primary school and pre-school, village hall with Post Office, public house, doctors surgery and convenience store. The village has its own sense of identity and benefits from a wide range of sports clubs and facilities, including cricket club, rugby club, football club, bowling club and village facilities such as a play area, skate park and tennis court.

The village is renowned for its thriving agricultural association which hosts the Stithians Show each July, one of the largest one-day agricultural shows in the south-west, along with hosting many regional festivals, events and gatherings.

A mile of so outside the village is Stithians Reservoir with its sailing, rowing and watersports activities centred around the Stithians Lake Activity Centre, its walks and outdoor trails are ideal for dog walking or leisure activities such as spotting birds and wildlife. A mile in the other direction is Lynher Dairy, artisan cheese maker and home to the nettle-wrapped multi-award winning Cornish Yarg cheese, and speciality farm shop.

The property is also positioned centrally, approximately 4-8 miles, between the conurbations of the city of Truro, Falmouth/Penryn and Redruth/Camborne. Each area has their own sense of identity

and together provide a wide array of education and schooling, administrative, employment, retail, industrial opportunities along with ecclesiastical, cultural, leisure and sporting facilities.

Positioned in central Cornwall a few miles from the recently upgraded A30, Seaureaugh Farm has the ability to access all that Cornwall has to offer, from the nearby quiet and secluded creeks and rivers of the Falmouth and Helford estuaries, ideal for sailing, paddleboarding and boating activities, to the wild and open coasts of the Lizard peninsula and north coast with surfing and coastal walking opportunities.

Property

Originally part of the historic Carclew Estate, Seaureaugh Farm was last sold in June 1920 by the then owner of the Estate, Captain W F Tremayne. It has subsequently remained within the same family ownership, and with the extent of the farm holding remaining unaltered over this time.

Available for the first time in over 100 years, Seaureaugh Farm consists of a traditional 3-bedroom farmhouse with attached 2-bedroom cottage, both with extensive

views in all directions over the farmland and surrounding countryside, along with an adjacent 2-storey barn with consent to create a substantial additional 4-bedroom dwelling.

The farmyard includes piggeries, stables and further traditional farm buildings along with modern farm buildings, yard and storage areas. The land, currently in grass and with a woodland area at the bottom of the farm, has direct access from the buildings as well as from the public highway.

A sensitive modernisation took place around 15 years ago, with the Farmhouse and adjacent Stables being renovated and extended to provide two adjacent energy efficient dwellings that are able to be combined into a larger single dwelling should buyers wish. A substantial U-shaped 2-storey barn facing away from the farmhouse has the benefit of a consent for conversion into a large 4-bedroom (all en-suite) dwelling.

The farm provides an increasingly rare opportunity to own a well located,

ringfenced farm, but one located in a quiet, picturesque rural setting, with well-maintained dwellings and undeveloped buildings, without onerous designations, that allows owners enormous flexibility and scope to use, enjoy or redevelop as they wish.

Farmhouse

Seaureaugh Farmhouse is a traditional, unlisted, 1,122 sq ft dwelling of the usual vernacular for the area, consisting of a living room and kitchen/dining room on the ground floor with utility/WC to the rear, and three bedrooms and family bathroom to the first floor. Character

granite hearths and traditional features such as sash windows and exposed beams are present throughout the property. The farmhouse also benefits from a front garden and a more private garden area to the side surrounded by mature trees and hedgerows.





Floor Plan

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The Farmhouse:
1,122 sq ft / 104.3 sq m

The Stables:
1,396 sq ft / 129.6 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Stables

The Stables was fully renovated and extended in 2007, which included separating the former annex from the farmhouse and extending into the stables. The result is a well designed, 1,396 sq ft cottage with a large open plan kitchen/ dining area, with useful utility/WC area to the rear, and with a substantial, separate living room which is a little detached from the rooms hosting the day-to-day activities. On the first floor, the ceilings have been opened up to expose the traditional roof trusses and provide two double bedrooms, one with a small en-suite, along with a family bathroom. A front garden area separates the cottage

from the driveway/yard area and the house overlooks level pasture from the outdoor area to the rear, with scope to extend out into the land if buyers should wish.

The renovation works were carried out in 2007 by renowned local builders, Cathedral Builders. As such, the properties are generally in excellent condition and both benefit from Band C Energy Performance Certificates, unusually efficient for traditional dwellings and suitable for letting market regulations.

As the two dwellings were used as one property prior to the renovation works, it

would be quite feasible to connect the two and use them as one larger dwelling should buyers wish, through the former doorway which can be reopened.



Development Barn

Adjacent to and touching the end wall of The Stables, forming a private U-shape courtyard facing away from the existing dwellings and with access taken beyond the two existing dwellings, is a substantial 2-storey barn with planning consent to be converted into a reverse level 4-bedroom dwelling, all bedrooms being en-suite and likely to be in the region of 1,750 sq ft (assessed from planning consent).

Forming part of the same planning consent as the renovation works to The Farmhouse and The Stables, a ‘material start’ has therefore been made. This barn allows huge flexibility and scope for the provision of a further large dwelling, potentially used as the principal dwelling, and either run alongside or used separately to the existing dwellings.

Buildings

On the opposite side of the access track that runs past The Farmhouse and The Stables is a range of single storey traditional open barns, piggeries and stables providing useful and ample storage that can be used in conjunction with the dwellings. Additional modern farm buildings and a concrete yard area allow access directly to the land and provide versatility and flexibility of use. There is a concrete floor former silage clamp, storage area and stone garage accessed from the farm driveway prior to reaching the dwellings.

Further details of the buildings are detailed in the brochure.

Label	Building Description	Measurements (Approximate)	Description
1	Seaureaugh Farmhouse	2,618 sq ft / 249 sq m	3 bedrooms
2	The Stables	2,618 sq ft / 249 sq m	2 bedrooms
3	Traditional Barn	Approx 1,750 sq ft	Consent for 4 bedroom (all en-suite) barn conversion
4	Traditional Barns	Approx 1,749 sq ft	7 piggeries/stables, central open storage barn with lean to storage
5	Cubicle Shed	12.0m x 7.5m	Timber frame, metal sheet roof, central concrete feed passage, 20 cubicles
6	Storage Shed/Workshop	25m x 6.5m	4-bay, timber frame, open sided mono-pitch barn, timber clad walls, earth floor, cement sheet roof
7	General Purpose Building	9.5m x 9.0m	Timber frame shed, concrete and earth floor, timber clad walls, pitched metal sheet roof
8	Borehole & Pumphouse	3.5m x 3.5m	Timber frame, timber clad shed, mono-pitch metal sheet roof
9	Garage	6.5m x 4.0m	Stone wall, metal sheet mono-pitch roof
10	Silage Clamp	20.0m x 10.0m	Concrete floor, earth banks



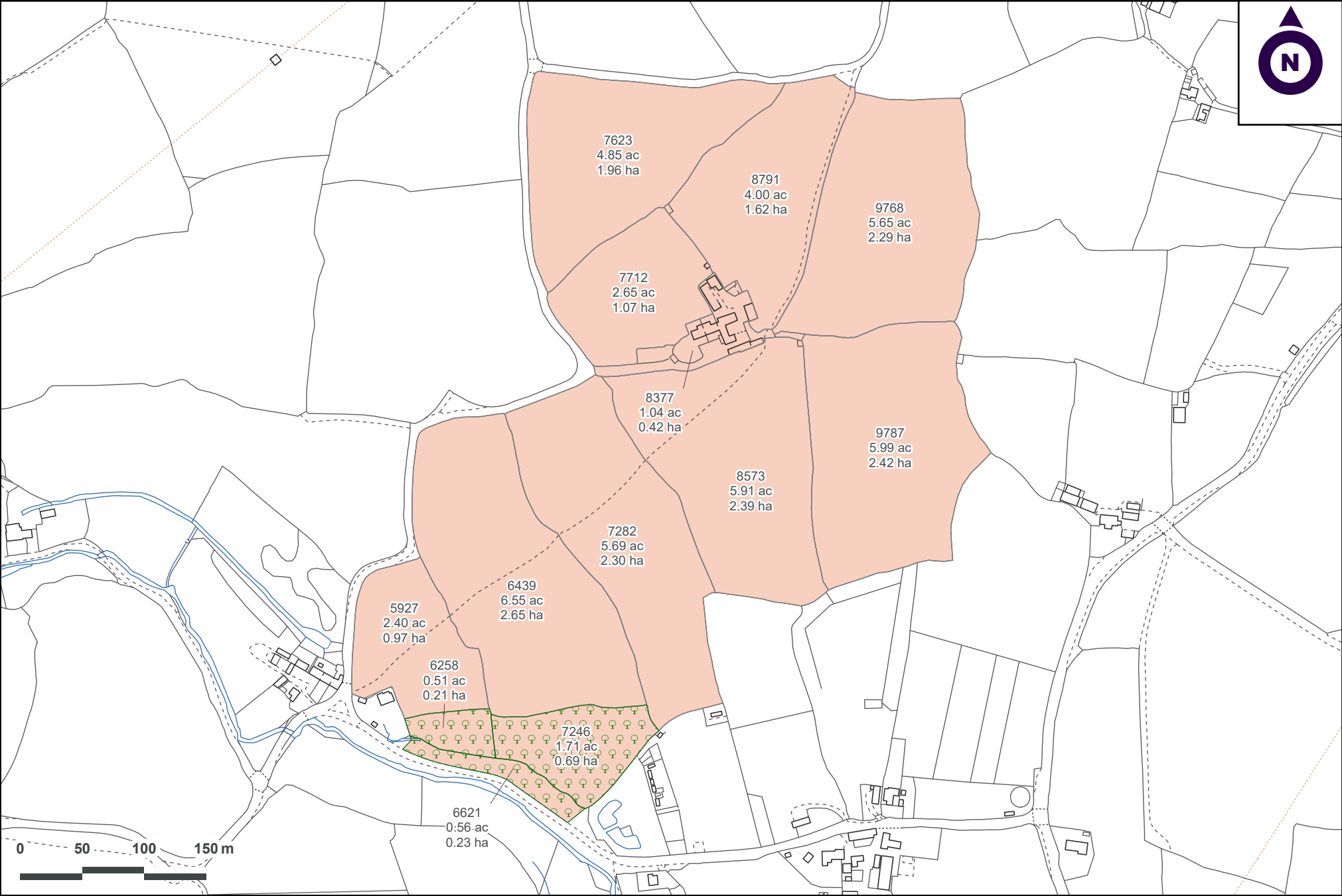
Land

The land encircles the dwellings and farmyard, consisting of 9 good sized fields, most being in the region of 5-6 acres in size, with 2 smaller paddocks, including one located to the rear of the dwellings, over which they enjoy views. Hedgerows and gateways have been well maintained throughout. A small area of low lying natural woodland area is located adjacent to the public highway at the bottom of the farm, creating a wildlife habitat.

The land is generally level and suitable for machinery, having a gentle southerly aspect throughout the majority of the holding, over which The Farmhouse and The Stables enjoy their views to the countryside beyond. The land is currently down to grass, has been for many years and is currently cut for the production of silage and haylage. The land has excellent direct access from the road that passes the farm as well as multiple access points from the farmyard. The entrance driveway leads to the land and bale/machinery storage area before it reaches the dwellings.

A public footpath crosses the land and through the lower part of the yard. Standard 3-cable power lines run over the land, with the transformer supplying 3-phase power to the farm being positioned on land within the holding.





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Method of Sale

Available as a whole, by private treaty (normal sale process).

Tenure & Possession

The farmhouse is currently occupied under a tenancy. The freehold of the property will be sold, with vacant possession provided on completion of a sale.

Environmental Schemes

No schemes are present on the property.

Planning

The traditional 2-storey U-shaped stone barn to the east of the yard benefits from a planning consent to convert it to a 4-bedroom dwelling under reference PA07/00270/F dated 4th May 2007. This is the same application which permitted the now completed works carried out to The Farmhouse and The Stables.

Please see Cornwall Council Interactive Planning Portal or contact the agent for further details.

Overage

No overage will be placed on the property.

Services

Water: private. Borehole and pump positioned in pumphouse to the rear of the dwellings.

Heating and Hot Water: Oil-fired central heating. Separate system for each dwelling. Solid fuel woodburners.

Electricity: Mains, 3-phase. Separate system for each dwelling.

Drainage: Private, septic tank. Separate system for each dwelling.

Broadband: Superfast broadband available (see Ofcom website for more information).

Mobile Coverage: EE, Three, O2 and Vodafone networks all 'Good outdoor, variable in home' (see Ofcom website for more information).

Wayleaves Easements & Rights of Way

Overhead power lines run over part of the land.

A public footpath runs over the property.

The property is sold subject to, or with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

Sporting Timber & Mineral Rights

Mineral Rights are excluded.

EPC Ratings

The Farmhouse – Band C.
The Stables – Band C.

Council Tax

The Farmhouse – Band C.
The Stables – Band B.

Local Authority

Cornwall Council
www.cornwall.gov.uk

Viewings

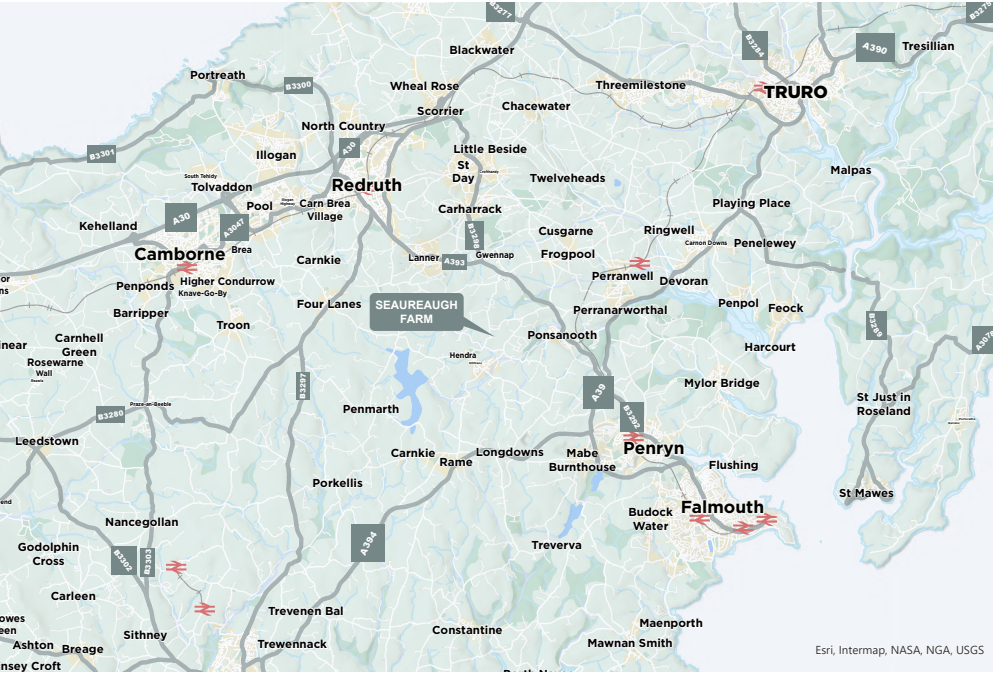
Viewings are strictly by appointment with Carter Jonas on 01872 487620.

Directions

From Truro, head on the A39 towards Falmouth. After approximately 8 miles, turn right at the Treluswell roundabout towards Ponsanooth. Drive through Ponsanooth and turn left towards Stithians. Continue up Tubbon Hill, over the brow of the hill and past the Stithians showground on the left, and turn first right, signposted Trewithen Moor. After approximately 500m drop down to a three-way junction, turn right signposted Gwennap and Lanner, continue up the country road and Seaureaugh Farm is located on the right after a few hundred meters on the outside of a left-hand bend.



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