



Wheal Fortune Farm

Truro, Cornwall

Carter Jonas

Wheal Fortune Farm
Hale Mills
Twelveheads
Truro
Cornwall
TR4 8SW

A beautifully presented rural smallholding, located equidistant between Truro and Falmouth in a tranquil and private countryside setting, with direct access to the Bissoe Trail.

Including a spacious 5-bedroom house, established pretty cottage garden, outbuildings, a double garage and detached workshop offering development potential.

The peaceful and scenic setting, combined with practical grazing infrastructure, makes it a perfect opportunity for those seeking a manageable equestrian or smallholding lifestyle in an accessible part of the Cornish countryside.

In all extending to 6.83 acres. Available as a whole or in 2 lots.

For sale by private treaty.



Location

Wheal Fortune Farm is a secluded smallholding located a few hundred metres along an unmade track, with no near neighbours.

The nearby village of Carnon Downs (approx. 3 miles), offers excellent amenities including a doctor's surgery, pharmacy, post office, dental practice, general store and butcher, village hall, and garden centre. It also has regular bus links to Truro and Falmouth. Other nearby popular villages of Perranwell Station, Devoran, and Frogpool provide additional highly regarded primary schools, public houses, community centres and events, all of which are easily accessible by the network of minor country roads in the area. Other specialist retail outlets such as Cusgarne Organic Farm Shop and Burncoose Nurseries are close by.

The property is located on the Bissoe Trail, a multi-use trail that stretches across the county from Portreath on the north coast to Devoran on the south, with links to a myriad of additional paths and lanes, including the Mineral Tramway, providing miles of off-road and traffic free horse riding, cycling, walking and running.

The property is positioned equidistant, approximately 5-7 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, administrative, employment, retail and industrial opportunities along with cultural, leisure and sporting facilities.

As the administrative heart of Cornwall, Truro provides a wide range of professional services, employment, retail and leisure

opportunities, alongside cultural activities driven by Truro Cathedral and the Hall for Cornwall. Truro provides a wide range of private and state schooling for all ages and is home to the Royal Cornwall Hospital at Treliker.

Positioned in central Cornwall a few miles from the recently upgraded A30, Wheal Fortune Farm has the ability to access all that Cornwall has to offer, from the quiet and secluded coves and inlets of the Falmouth and Helston 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.

Amenities

Mainline train service runs from the nearby village of Perranwell Station to Falmouth and Truro. From Truro direct trains run west to Penzance and east to Plymouth, Exeter and London, including a sleeper train.

National and international flights run from Newquay International Airport, approximately 30 minutes drive from the property.

Farmhouse

The spacious, light-filled home was originally a traditional barn and has been thoughtfully and extensively extended to create a substantial five-bedroom residence that blends rustic charm with modern living. The property retains characterful features such as granite finishes and a woodburning stove, while offering generous, open-plan living spaces with high ceilings totalling circa 2,500 sq ft. Views from the property via the large french doors, as well from the balcony

in the principle bedroom suite overlook the gardens and land within the property.

With some bedrooms located on the ground floor, two of the five bedrooms benefitting from en-suite facilities, as well as clear potential to develop the garage, workshop and outbuildings, as well as further extending the house, the layout offers excellent flexibility and the potential for multi-generational living.

The farmhouse sits naturally within an established, tiered gardens that encircle and protect the house, containing a significant number of mature trees and flowering bushes, having been designed and created by the owners over their 25 years of ownership to create a wonderful cottage garden. Pathways meander through the garden via steps and terraces to numerous secluded lawned areas and a productive

vegetable garden, and seamlessly into the wider farmland beyond.

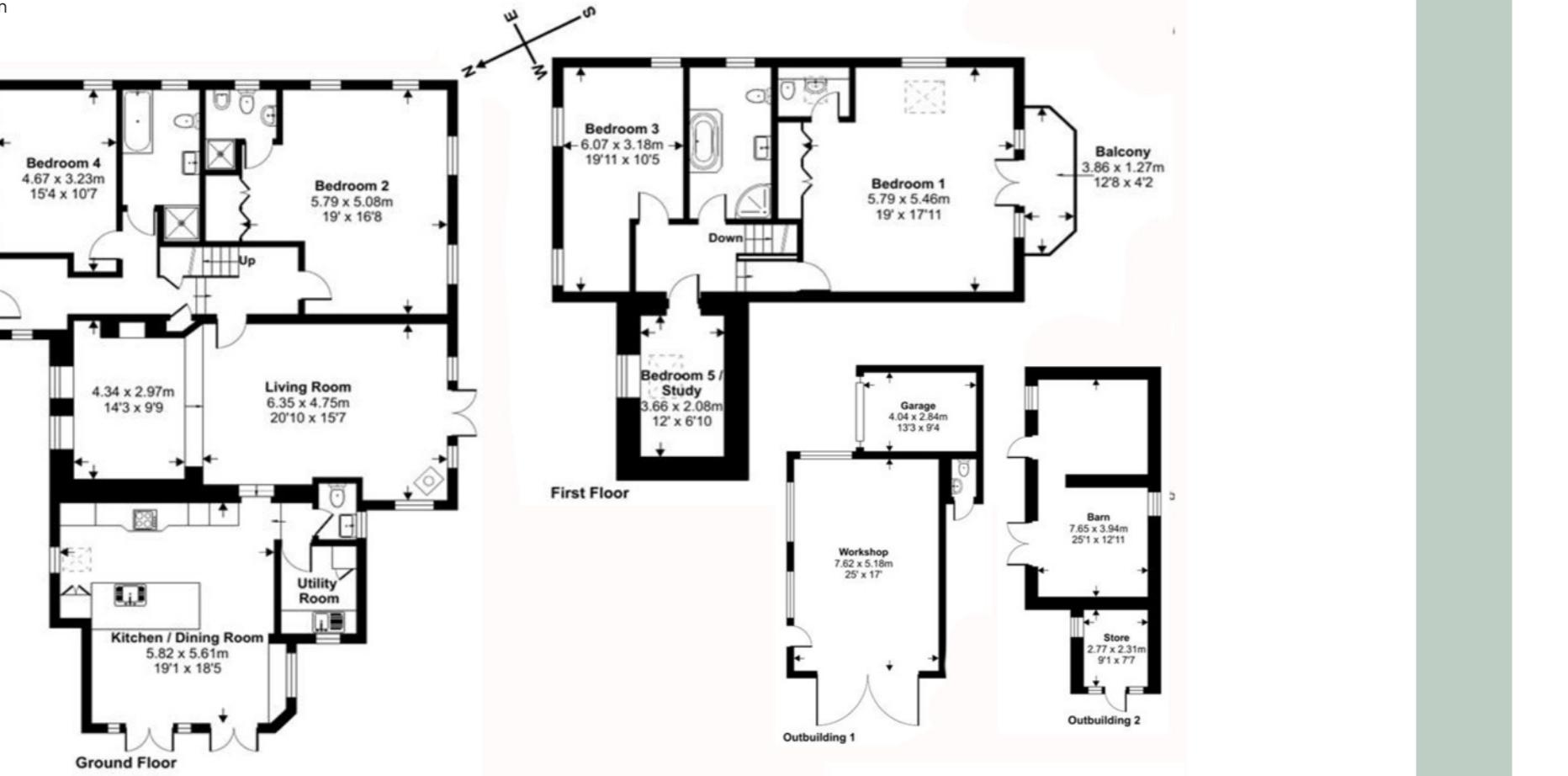
The result is a beautifully balanced home that combines the warmth of its heritage with the comfort and space of contemporary design, all set in a peaceful and private rural location.



Floor plan

Wheal Fortune Farm

Approximate Area: 2478 sq ft / 230.2 sq m
Garage & Outbuildings: 964 sq ft / 89.5 sq m
Total: 3442 sq ft / 319.7 sq m



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

Buildings

The property features a range of versatile outbuildings, including a traditional detached stone barn divided into a stable, tool store, and log store, all with light and power. A modern timber farm building offers flexible use, ideal for stabling or general storage, with an adjacent poultry run and paddock access. The enclosed concrete yard provides secure hardstanding and a second gated entrance. The main entrance consists of a brick driveway that leads to a substantial workshop/double garage with inspection pit, loft space, and gardener's WC, plus an additional garage with electric roller door. These facilities offer excellent potential for equestrian or hobby use as well as the opportunity of residential conversion (subject to obtaining the necessary consents).

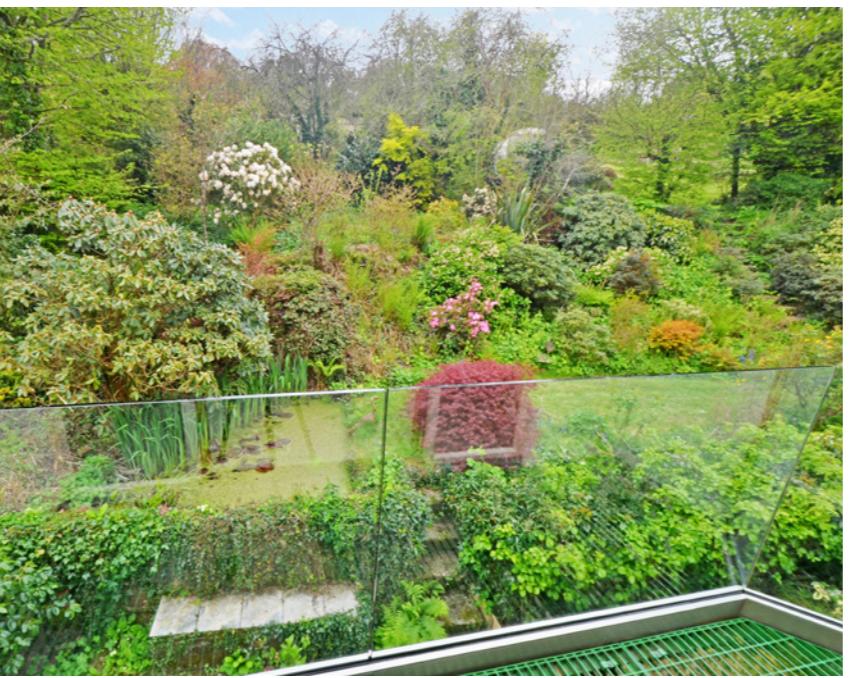
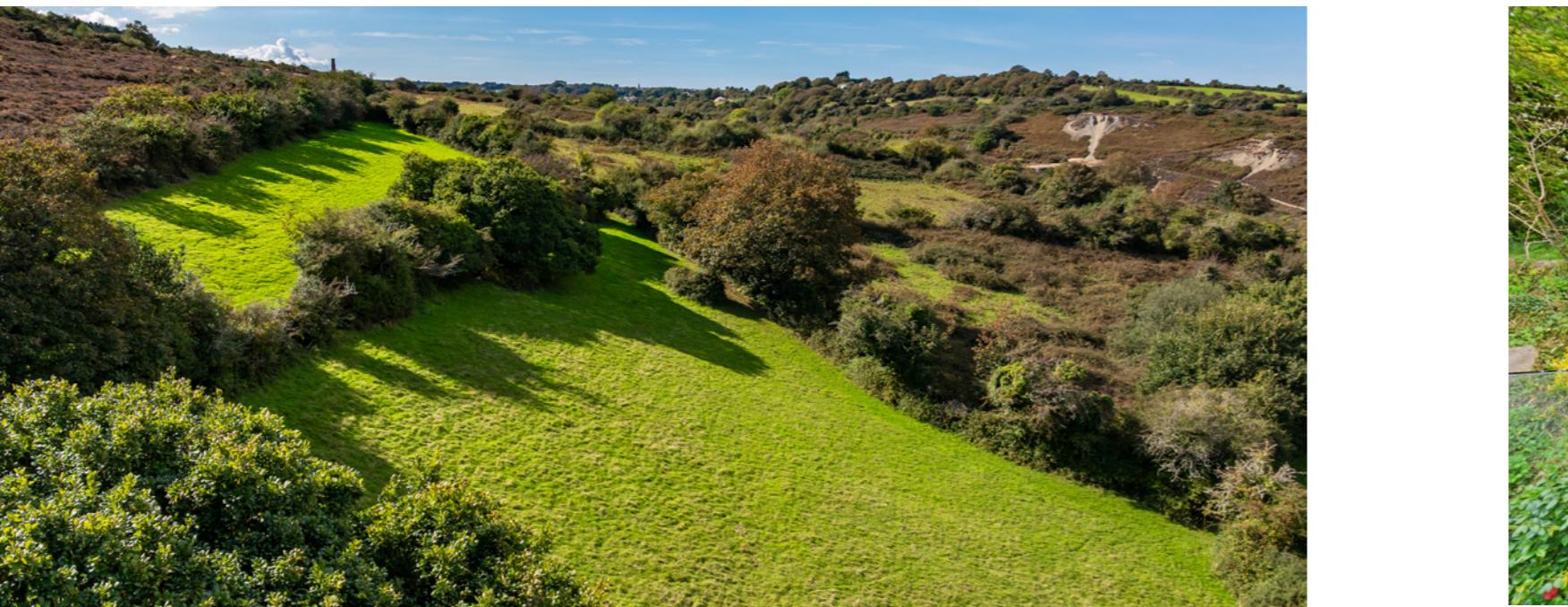


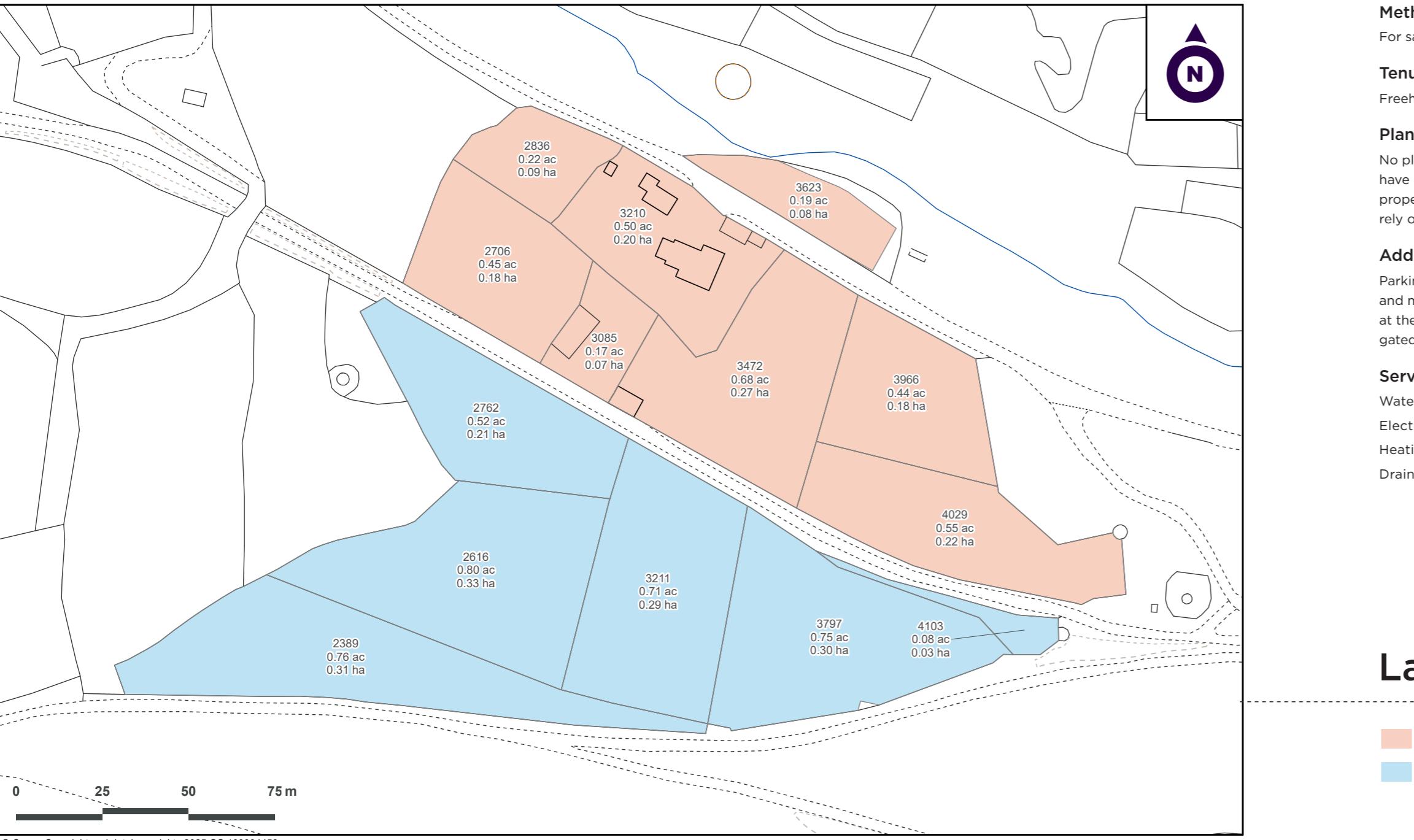
Land

The land offers superb potential for livestock or equestrian use. The land surrounding the house, within Lot 1, is divided into five well-maintained grass paddocks, each with water troughs, and is currently used for grazing. In addition, on the opposite side of the Bissoe Trail is a parking and storage area that leads into a wetland wildlife area with ponds. Lot 1 totals 3.2 acres.

Accessed over a former tramway is the remaining land forming Lot 2, consisting of 5 further fields running up the valley side and totalling 3.64 acres.

Throughout the land, natural hedge boundaries and mature native trees provide shelter and privacy, and along with the well managed and productive pasture create an ideal environment for horses or livestock. With direct access to the Bissoe Trail, riders can enjoy miles of off-road hacking from coast to coast.





Method of Sale

For sale by private treaty.

Tenure & Possession

Freehold.

Planning

No planning assessment or applications have been made in respect of the property. Interested parties are to obtain and rely on their own advice.

Additional Information

Parking - Ample off-road parking is available and may be accessed via the electric gates at the main entrance or through a separate gated entrance leading into the yard.

Services

Water - Mains.

Electricity - Mains.

Heating - Oil fired central heating.

Drainage - Private Drainage.

Sporting, Timber & Mineral Rights

We understand sporting and timber rights are included. Mineral rights are excluded.

EPC Ratings

Band D.

Local Authority

Cornwall Council
New County Hall, Treyew Road, Truro,
Cornwall, TR1 3AY
www.cornwall.gov.uk

Viewings

Strictly by appointment with the agents.

Directions

From Truro, take the A39 south toward

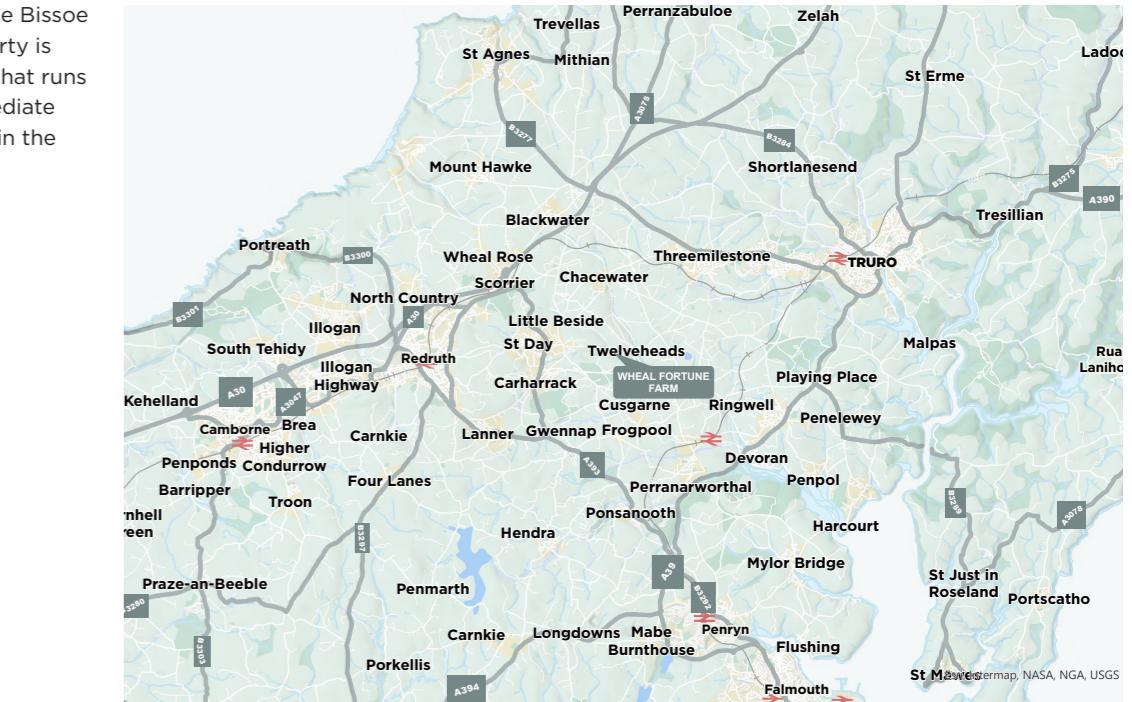
Falmouth. At the Devon roundabout, turn right for Bissoe. Go straight over the crossroads, continue past Bissoe Cycle Hire and Cafe, then turn right opposite Richard's Garage.

Follow this road for 1.5 miles. Just before the sharp right hand bend into Twelvetheds, at Bon Apptit café (T4 8SH), carry straight on, onto the unmade track (Bissoe Trail).

Ignore the 'no entry' signs and continue for approximately 600m. Wheal Fortune Farm is the first property on the left. Note: Sat Nav may not guide you directly to the property.

/// what3words

///sheetumbrells.recording





Truro

01872 487 620 | truro@carterjonas.co.uk

01872 487 619 | chris.anderson@carterjonas.co.uk

01872 879 023 | lucy.cayford@carterjonas.co.uk

Carter Jonas, Peat House, Newham Road, Truro, Cornwall TR1 2DP

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

One Chapel Place, London W1G 0BG

carterjonas.co.uk

Offices throughout the UK

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE