



1 & 2 Barwick Farm

Tregony, Cornwall

**Carter Jonas**

# 1 & 2 Barwick Farm Tregony Truro Cornwall TR2 5SG

**A pair of charming south-facing semi-detached countryside cottages, each with its own gardens and attractive rural views, with one cottage further benefitting from an area of adjoining land, set just outside Tregony in Cornwall.**

Barwick Farm presents an appealing smallholding opportunity, comprising two south facing semi detached cottages, each benefiting from front and rear gardens and attractive open countryside views. The property offers scope for conversion or redevelopment (subject to the necessary consents), combining lifestyle appeal with development potential. No. 2 is offered with approximately 4.5 acres of adjoining pasture land including an open storageyard, further enhancing the flexibility and opportunity the property affords.

The property extends to approximately 5.02 acres and is offered for sale as a whole or up to 2 Lots.

For sale by private treaty.



## Location

Barwick Farm sits just outside the welcoming village of Tregony, often known as the “Gateway to the Roseland”. The village offers everyday conveniences including a shop, pub, café and well regarded primary school, which shares its site with The Roseland Academy, the main secondary school serving this area. Truro lies only a short drive away for wider shopping, dining and transport links, while the Roseland Peninsula and south Cornwall coast provide glorious beaches, sailing waters and scenic walks. Altogether, the location offers an appealing blend of rural calm, community amenities and easy access to some of Cornwall’s best-loved coastal destinations.

## Property

Barwick Farm offers a versatile smallholding opportunity in an attractive rural setting, comprising a pair of south facing semi detached cottages with gardens and open countryside views. The property is offered as a whole or in two lots, providing flexibility to suit a range of buyers, from those seeking a rural lifestyle project to purchasers attracted by land and future potential (subject to the necessary consents). Both properties now require renovation, offering the opportunity to modernise and enhance to individual requirements.

**Lot 1:** No. 2 Barwick Farm is a charming south facing cottage providing accommodation including three bedrooms, 1 reception room, an open plan kitchen dining room, a bathroom and separate cloakroom, together with a utility room. The property benefits from front and rear gardens and approximately 4.5 acres of adjoining land and yard area, well suited to smallholding or equestrian use, or simply enjoying privacy

and space. The cottage features an Aga and offers significant scope for refurbishment and improvement.

**Lot 2:** No. 1 Barwick Farm comprises the adjoining semi detached cottage, also south facing and offering three bedrooms, two reception rooms, a bathroom and separate cloakroom, along with a utility room. With its own gardens and garage, the property provides an appealing countryside home and an excellent renovation opportunity, with potential to personalise and enhance, subject to the necessary consents.

Overall, Barwick Farm presents an attractive opportunity to create rural homes with land in a desirable Cornish location, combining renovation potential, lifestyle appeal and proximity to village amenities and the south coast.



Lot 1



Lot 1 & 2



Lot 1



Lot 2



Lot 2

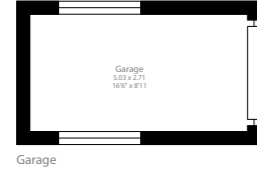


Lot 1

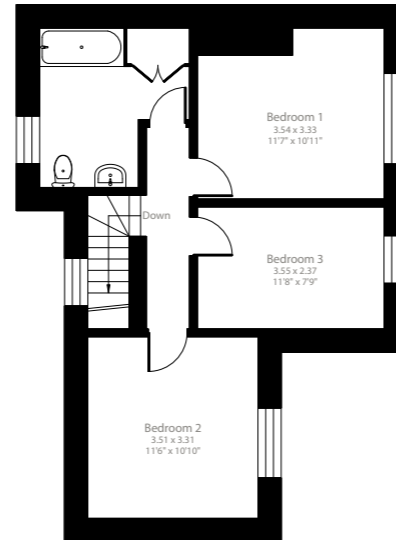
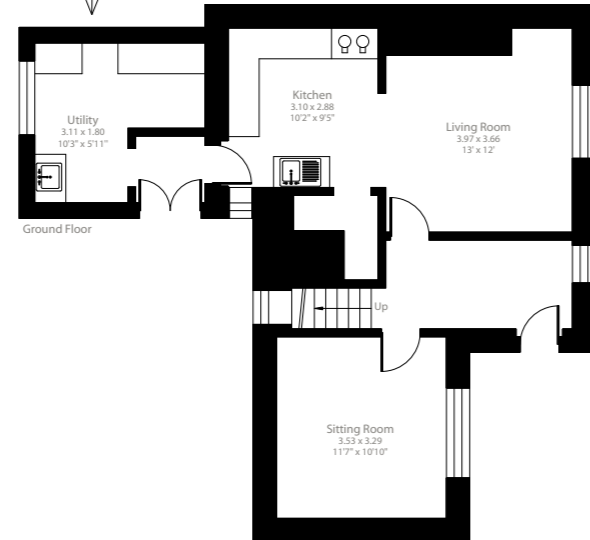
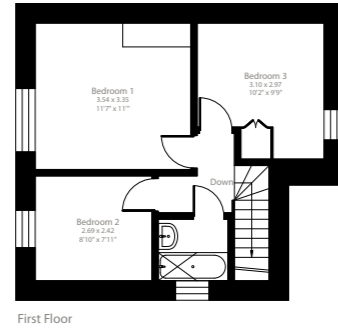
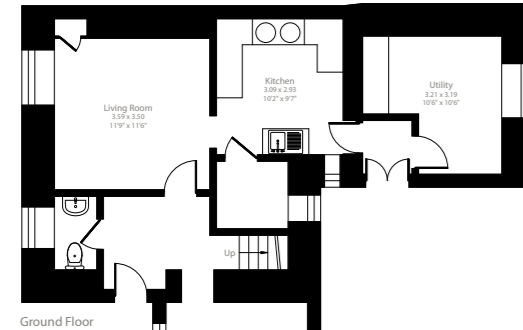


Lot 1

# Floor plan



**No.1 Barwick Farm**  
 Approximate Area = 1029 sq ft / 95.5 sq m  
 Garage = 147 sq ft / 13.6 sq m  
 Total = 1176 sq ft / 109.1 sq m  
 For identification only - Not to scale



**No.2 Barwick Farm**  
 Approximate Area = 1122 sq ft / 104.2 sq m  
 For identification only - Not to scale

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

## Method of sale

For sale by private treaty.

## Additional Information

### Fencing

A stockproof fence will need to be erected by the purchaser between points A and B (Lot 1) within three months of completion.

### Fixtures & Fittings

All fixtures and fittings within the property are included in the sale.

## Services

**Electricity:** mains.

**Waste:** private drainage system with septic tank.

**Water:** each lot is supplied directly from South West Water mains.

**Mobile Coverage:** most networks provide good signal outdoors (Ofcom).

**Broadband:** Standard and Ultrafast available (see Ofcom website for more information).

## Wayleaves, Easements & Rights of Way

### Farm Track

The vendor will retain ownership of the farm track with each Lot being granted a vehicular access over the track at all times, subject to paying a fair proportion of future maintenance costs.

The purchaser of Lot 1 will be granted vehicular access at all times over Lot 2 to access the assigned parking area.

## Sporting Timber & Mineral Rights

Sporting and timber rights are included in the sale.

## EPC Ratings

1 Barwick Farm - E  
 2 Barwick Farm - G

## Local Authority

Cornwall Council  
 New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## Viewings

Strictly by appointment with the agents.

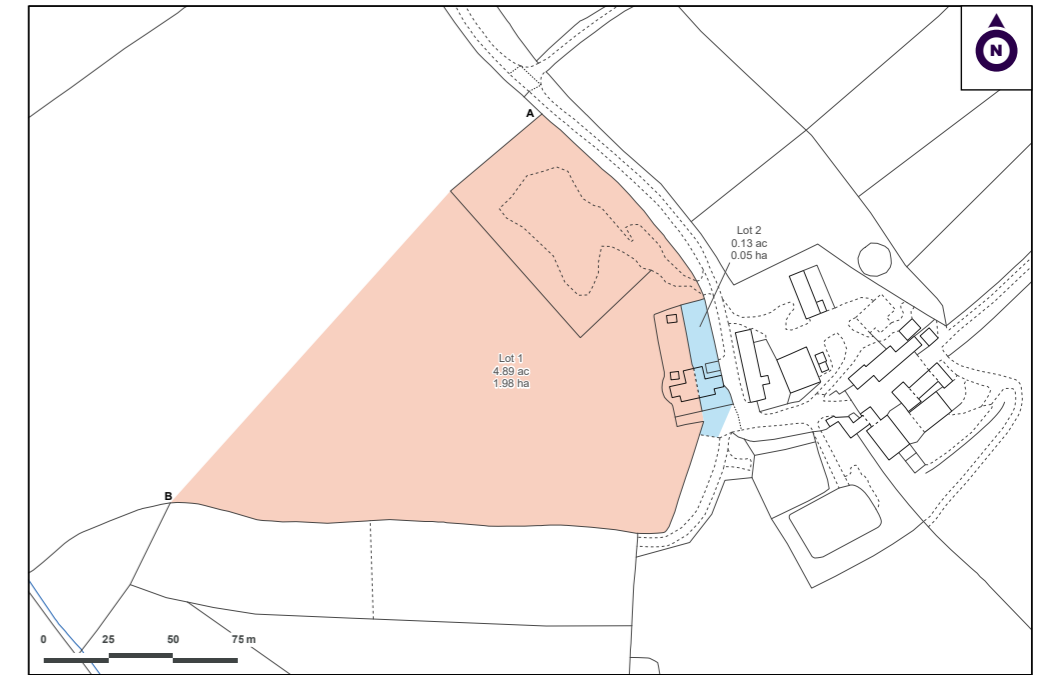
## Directions

From Truro, follow the A390 south towards St Austell. After approximately 8 miles, turn left onto the A3078 signed for Tregony and the Roseland Peninsula. On entering Tregony, proceed over the bridge and turn left through the village. Follow the B3287 where Barwick Farm will be found on the right after a couple of miles.

From the A30, exit at the Probus junction and follow the A390 south towards Truro for a short distance, then turn left onto the A3078 signed for Tregony and the Roseland Peninsula. Continue as above.



///sticks.tint.drizzly



© Crown Copyright and database rights 2020 OS 100004408



## Truro

01872 487 619 | [chris.anderson@carterjonas.co.uk](mailto:chris.anderson@carterjonas.co.uk)

01872 879 023 | [lucy.cayford@carterjonas.co.uk](mailto:lucy.cayford@carterjonas.co.uk)

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

## 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](http://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.

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK



**Carter Jonas**

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE