

Higher Ventongimps Farm | Callestick, Cornwall | Carter Jonas

Higher Ventongimps Farm
Callestick
Truro
Cornwall
TR4 9HE

A private, versatile and strategically positioned rural holding, comprising a Grade II listed farmhouse, a stone barn with consent for conversion, extensive outbuildings, land and broadleaf woodland, with excellent access to the A30.

Formerly a renowned equestrian centre serving the south-west region, and set within a peaceful and private rural setting, Higher Ventongimps Farm offers an exceptional lifestyle or business opportunity, centred around a beautiful traditional farmhouse, and complemented by a comprehensive range of farm buildings including a substantial barn with internal timber stables, and two outdoor arenas, all set within generous acreage, providing excellent versatility for equestrian, smallholding or wider rural pursuits.

In all extending to 103.88 acres.

For sale by private treaty as a whole or in up to 5 lots.

Carter Jonas



Location

The property forms part of an attractive wider country estate on the outskirts of Zelah, enjoying a superb balance of rural tranquillity and accessibility. The property is conveniently positioned for immediate access to the recently upgraded A30 and trunk road running alongside, giving excellent access to all parts of Cornwall as well as the wider south-west.

Mainline train services run from Truro direct to Plymouth, Exeter and London, including a sleeper train. National and international flights run from Newquay International Airport, approximately 15 miles away.

Closer to home, the farm is located few miles from Truro, the administrative heart of Cornwall which provides a wide range of professional services, employment, retail and leisure opportunities, alongside cultural activities driven by Truro Cathedral and the recently refurbished 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 Treliske. Other major employment and business areas of the county, at Redruth and Bodmin, are a convenient drive along the A30.

Being located centrally within Cornwall, the property has excellent access to both north and south coasts, in particular the north coast being within 4 miles, a 10 minute drive via twisting country roads bordered by Cornish hedgebanks, allowing buyers to enjoy the vast range of outdoor and watersports activities Cornwall has to offer, from sailing and paddleboarding on the south coast, cycling and walking on the myriad of inland paths and moorland, through to surfing on the north coast.

This highly accessible yet peaceful setting makes Higher Ventongimps ideally placed for those seeking a rural lifestyle without compromising on convenience.

Lot 1: Farmhouse, development barn, farm buildings and stables, 2 x outdoor arenas and land.

The Grade II listed farmhouse offers beautifully presented and generously proportioned accommodation, combining an abundance of period character with a high-quality finish throughout. The farmhouse was completely renovated approximately 10 years ago, the interiors have been thoughtfully arranged to provide characterful reception space and comfortable family living, with 4 well-appointed bedrooms, including a very spacious principle bedroom with en-suite, and a natural flow between principal rooms. The property includes a two storey annex that is currently unconverted, but which benefits from consent for renovation to provide a 5th bedroom and further reception room.

These works might offer an ideal solution for multi-generational living, guest accommodation or a dedicated home office, all without compromising the overall balance of the house.

Externally, the property is complemented by attractive and well-proportioned garden areas, providing an excellent setting for outdoor entertaining and family use, together with ample parking to comfortably serve both the farmhouse and the wider holding. This includes a dilapidated barn positioned to the side of the farmhouse, set within its own defined garden area, giving scope for further redevelopment.











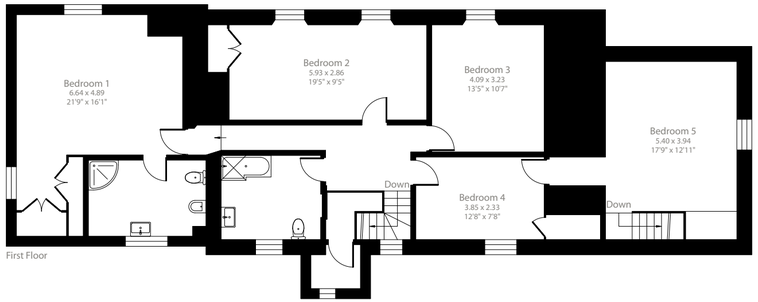




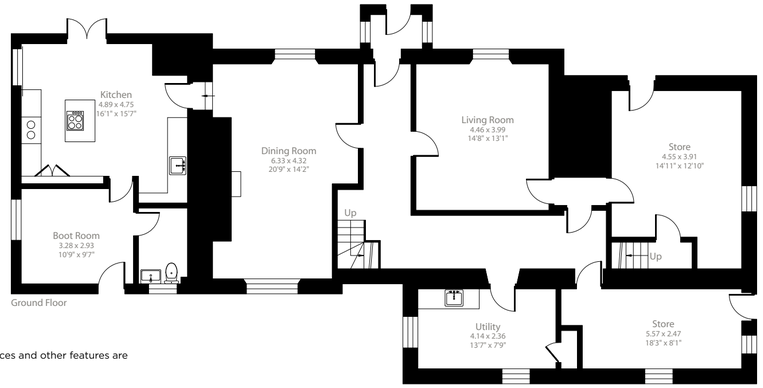
Floor Plan

Higher Ventongimps Farm
Callestick
Truro
Cornwall
TR4 9HE

Approximate Area:
3241 sq ft / 301 sq m



First Floor



Ground Floor

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

Development Barn

A particularly attractive feature of the holding is the two-storey traditional stone barn, which benefits from a lapsed planning permission for conversion into a substantial residential dwelling (PA23/05302 – 06/09/2023).

The approved scheme offers an exciting opportunity to create a separate three-bedroom modern home with a swimming pool, ideal for multi-generational living, guest accommodation or potential income generation, subject to implementation.

The barn retains considerable character, with its traditional stone construction providing an appealing basis for a high-quality conversion in a desirable rural setting.



Buildings, Stables and Arenas

The property benefits from an impressive and well-balanced range of traditional and modern buildings, offering exceptional versatility.

A particular highlight is the substantial barn incorporating 23 internal timber stables half of which are permanent and benefitting from concrete flooring, the others being on earth flooring that can be folded away to create an open barn for flexible use such as livestock or storage. This is complemented by additional traditional stone stabling, now converted into a kitchen and catering facility, and two outdoor arenas, including a floodlit 60m x 30m manège. These facilities provide an excellent foundation for private equestrian use, whilst not defining the holding as such, and may benefit from renovation and upgrade, having been unused since the Chyverton Estate Equestrian Centre closed in Autumn 2023.

Importantly, the buildings as a whole offer significant flexibility, with a combination of portal-framed barns, block-built stores and attractive stone structures well suited to a wide range of uses, including agricultural, commercial, storage or lifestyle purposes (subject to any necessary consents).

Land

Within Lot 1 there are four paddocks surrounding the farmhouse and buildings area, totalling a little over 8 acres. The extent of land could be increased by adding additional lots



Buildings

Label	Building	Dimensions (m)	Short description
1	Higher Ventongimps Farmhouse	3,241 sq ft / 301 sq m	Grade II listed farmhouse.
2	Traditional Barn (derelict)	7.1m x 8.0m	Two-storey traditional stone barn.
3	Traditional Barn (derelict)	7.1m x 26.1m	Two-storey traditional stone barn with planning permission for conversion into a dwelling (PA23/05302).
4	Welfare facility / Storage	11.7m x 4.8m	Single-storey block building with 3 pedestrian doors. Small concrete apron onto gravel yard.
5	Kitchen and catering building	12.8m x 3.4m	Single-storey block building with 3 external stable doors. Concrete apron onto gravel yard with electric supply.
6	Agricultural building	25.9m x 18.7m	Large 4 bay, 3 pitch concrete-framed portal barn with 3 internal divisions. Earth floor and electric supply.
7	Agricultural building	14.5m x 13m	3 bay barn with half concrete, half sheeted walls. Open fronted with concrete floor and electric supply. Large metal door to the south and single stable door into adjoining barn.
8	Stables/Agricultural building	18.6m x 23.0m	Timber-framed and clad portal barn containing 23 timber internal stables. Open-fronted, with part earth and part concrete flooring. Part concrete apron. Electricity and water supply. Timber storage shed with pedestrian access door to the rear/western elevation.
9	Traditional Building	3.0m x 5.5m	Single bay stone barn with concrete floor.
10	Manège/arena	60m x 30m	Arena with sand and rubber surface, floodlights. Enclosed with timber post and rail fence, access gates on the East and West with a judges box located on western edge.
11	Manège/arena	45m x 25m	Arena with sand and rubber surface. Enclosed with hedging and wooden post and rail. On entrance on eastern side.
12	Shed	4.4m x 6.7m	Timber shed with pedestrian door, north facing windows, timber flooring and veranda.



Land

The land comprises of predominantly level and gently undulating pasture, bordered by mature hedgerows and trees giving protection and shelter, well-suited to grazing and general agricultural use. The holding is notably well-configured, with the majority of the land enveloping the main farmstead, providing excellent accessibility and ease of management. Access to much of the land is also available via a byway that runs through the northern part of the farm, ensuring the house and building area can remain private if required.

Lot 2
Approximately 12.61 acres of land lying directly to the north of the farm buildings and outdoor arenas.

Lot 3
Approximately 37.61 acres of good quality farmland within 6 field enclosures.

Lot 4
Off-lying from the core of the holding is Stamps Boiler House, a Grade II listed barn dating from the mining era of the area positioned adjacent to pasture land and with its own access, providing clear scope for development and renovation if the suitable consents can be obtained. Set within 14.86 acres of pastureland and woodland.

Lot 5
High quality land and mature broadleaf woodland positioned on the other side of a small country road opposite the main farm entrance. The land formed part of the former equestrian cross-country course and totals appropriately 25.52 acres.





Method of Sale

For sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Planning

Planning permission (PA23/05302 – 06/09/2023) was granted for conversion of the two-storey stone barn to a dwelling, subject to conditions, including materials, design approval, and compliance with listing and building regulations requirements.

Listing Status

The farmhouse is Grade II listed, with list entry number 1141554 on the heritage list. Stamps Boiler House is Grade II listed, with list entry number 1136747.

Services

Water: Private mains to the farmhouse to be provided on completion. If sold in lots, the land will be sold with no water connection, buyers of the land to source their own water connections as required.

Waste: Private, septic tank.

Heating: oil central heating and AGA.

Mobile Coverage: good outdoor with variable signal indoors (Ofcom).

Broadband: standard broadband available (Ofcom).

Sporting, Timber & Mineral Rights

To be included within the sale of the property where possible. Mineral rights excluded.

Council Tax

Band F.

EPC Ratings

Band F.

Local Authorities

Cornwall Council, New County Hall, Treyew Road, Truro, TR1 3AY

cornwall.gov.uk

Viewings

Strictly by appointment via the agents.

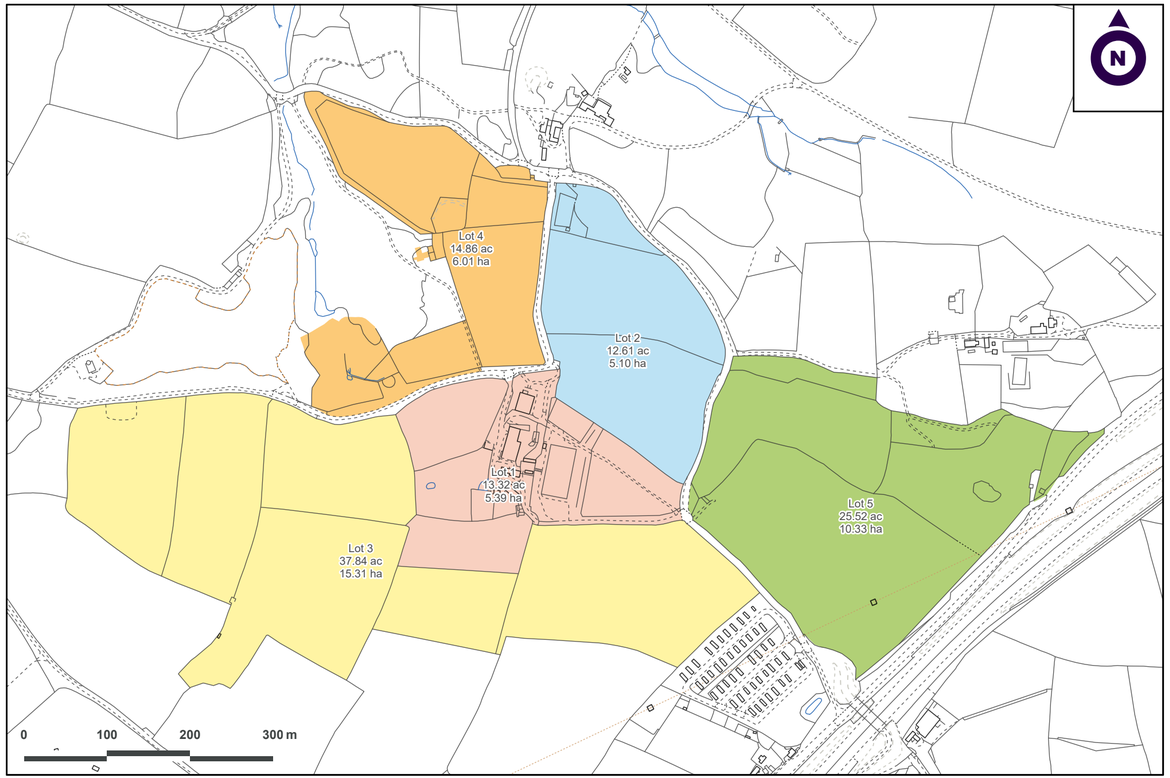
Directions

From Truro, proceed out of the city via Kenwyn towards Shortlanesend. Continue straight over the roundabout and take the first right-hand turning shortly thereafter. Follow the country lane to the B3288, turning left at the t-junction, before taking the second turning on the right. Continue along this lane for a short distance until reaching a right-hand bend, where a farm track on the left provides access to the property.

From the A30, exit at Carland Cross and join the B3288, proceeding for approximately 4 miles before taking a right-hand turning. Follow this lane for a short distance to a right-hand bend, where the property is accessed via a farm track on the left.

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