



Hurdon Farm

| Launceston, Cornwall

| Carter Jonas

Hurdon Farm Launceston Cornwall PL15 9LS

An attractive small country estate comprising a substantial Grade II listed farmhouse, a range of traditional and modern barns, 3 additional cottages and circa 40 acres of productive and amenity land in a private yet accessible setting.

Occupying a peaceful and sheltered position on the southern edge of Launceston, Hurdon Farm offers a rare balance of privacy and everyday convenience. Approached via a private, tree lined driveway, the property enjoys a quiet rural setting while remaining within walking distance of the town's amenities. The estate includes a Grade II listed farmhouse, 3 additional cottages and extensive buildings situated centrally within approximately 40 acres of ring fenced farmland.

In all extending to 47.28 acres.

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

Carter Jonas



Property

The estate extends to approximately 47.28 acres and is arranged as a ring-fenced holding centred around a traditional farmstead.

Lot 1: Farmhouse, Cottage, Farm Buildings, Orchard & Land

The principal Grade II listed farmhouse extends to approximately 3,825 sq ft and offers six/seven bedrooms, many with ensembles or dressing rooms, two reception rooms, a substantial kitchen, utility and pantry area and a large cellar. The house, which was formerly utilised as high quality Bed & Breakfast accommodation, occupies an elevated and slightly offset position from the main yard, allowing it to enjoy open views across the surrounding land and countryside, with a strong sense of separation from the working areas of the property.

A further three-bedroom detached cottage sits close to the farmhouse within a courtyard and, while capable of independent use, naturally forms part of the main residential grouping. Whilst located close to the house, privacy is created by virtue of a wonderful small walled garden. In need of renovation, Hurdon Farm Cottage provides the perfect opportunity for multi-generational living, staff accommodation or a holiday let venture.

Surrounding the courtyard are an extensive range of traditional and modern farm buildings, including a large Grade II listed threshing barn, further listed stone courtyards and a series of portal framed structures, providing a high level of utility and flexibility for agricultural, equestrian storage or leisure purposes, subject to requirements and consents.

The land lies predominantly level around the buildings and residence, with a mix of arable, pasture, amenity ground and woodland encircling the farmstead. An orchard to the rear of the farmhouse offers further potential for integration into the residential setting, while the scale and layout of the land lends itself equally well to agricultural, equestrian or lifestyle use, with shelter provided by established boundaries and woodland.

Lot 2: Hurdon Cottage and Hurdon Gate Cottage

Situated at the entrance of the main driveway are a pair of attractive semi-detached cottages, offered for sale together with vacant possession.

Each cottage provides well arranged two bedroom accommodation and occupies a convenient yet entirely self-contained position, benefiting from independent access and a strong sense of separation from the principal farmhouse. The cottages enjoy open views over the surrounding countryside, enhancing their appeal and sense of place.

Offered as a single lot, they present the opportunity to retain two separate dwellings or, subject to the necessary consents, potential conversion into a single larger residence. Their position and flexibility make them well suited to a range of uses, including guest accommodation, ancillary living or independent occupation, while also offering longer term strategic value through unified ownership at the entrance to the estate.

Location

The property is situated on the southern edge of the historic market town of Launceston, enjoying a peaceful and private setting that combines the benefits of countryside living with exceptional convenience. Launceston offers a comprehensive range of everyday amenities, schooling and leisure facilities, as well as industrial estate services, while the nearby A30 provides excellent connectivity to all parts of Cornwall and Devon as well as the wider southwest.

The historic and popular market town of Tavistock, located at the foothills of Dartmoor with its range of independent shops and well-respected private schooling, is a 30 minute drive through the picturesque countryside of the Cornwall/Devon border. Truro, Exeter and Taunton are within easy reach, each with a further range of facilities, employment opportunities, transport links and schooling.

Amenities

Launceston provides a comprehensive range of amenities including independent shops, supermarkets, cafés, pubs and weekly markets, alongside Coronation Park, leisure facilities and Launceston Castle. The town is well-served by primary and secondary schools and benefits from excellent road connectivity via the nearby A30.

Land

The land extends to approximately 40.53 acres and comprises predominantly level, ring-fenced Grade 3 pasture and arable land, surrounding the farmhouse and buildings and providing privacy and protection. The fields benefit from a generally south west facing aspect and are well sheltered by mature hedgerows and trees.

A lower lying permanent pasture field to the west adds amenity value and offers scope for environmental enhancement. An existing farm trough supply is connected, suitable

for livestock and equestrian use. The land provides effective screening from surrounding property and is well suited to a range of farming, equestrian and lifestyle uses.

The land is further complemented by approximately 2.4 acres of mature woodland, forming a natural shelter belt that provides privacy, visual screening and added amenity to the farm.



Building Schedule

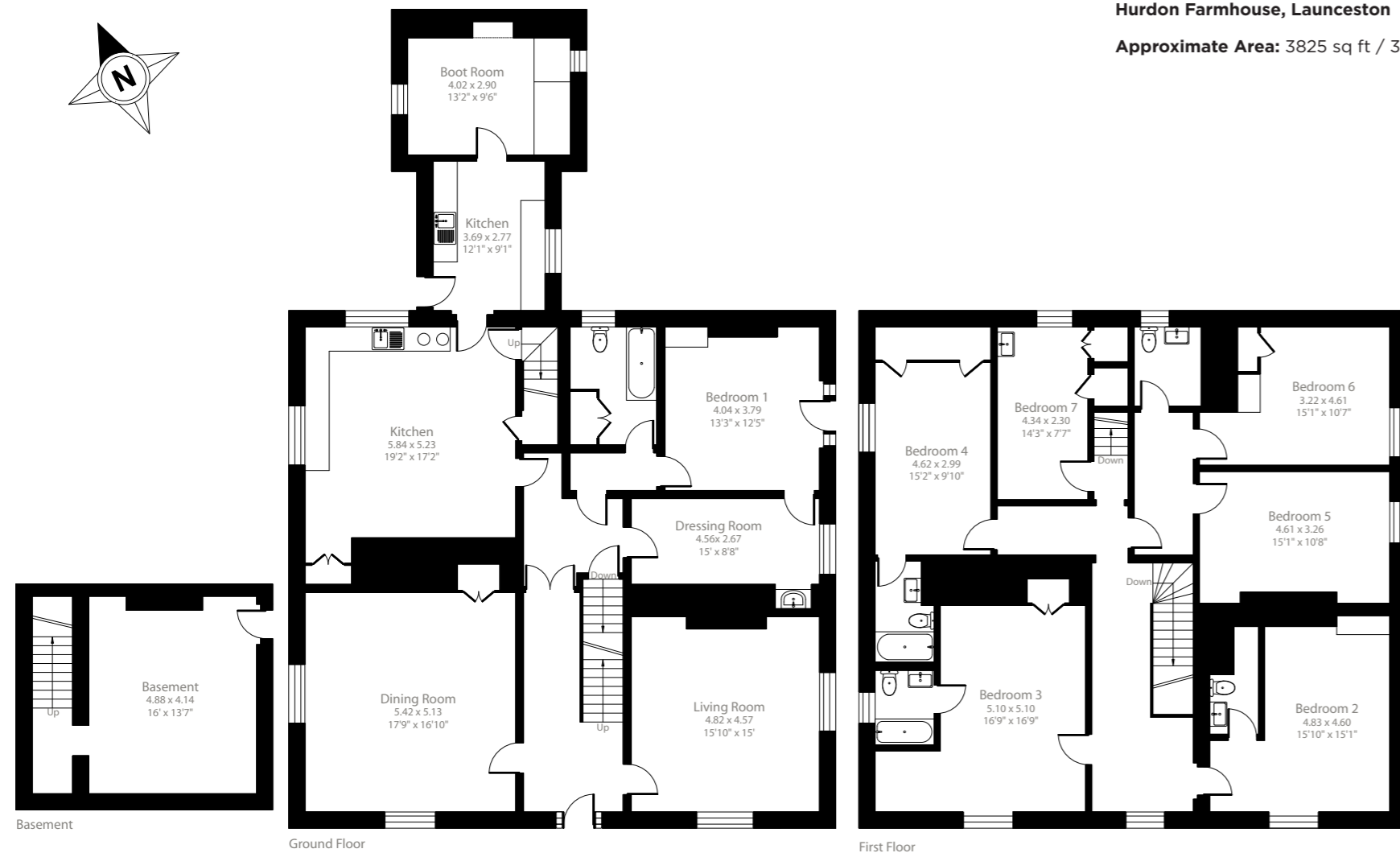
No	Building	Measurements (Approximate)	Description
1	Hurdon Farmhouse	3,825 sqft - 355.3 sqm	
2	Hurdon Farm Cottage	1254 sqft - 116.5 sqm	
3	Old piggery and courtyard	10.9m x 16.1m	Grade II listed single storey L-shaped stone barn with slate roof. 8 external doors arranged around a courtyard.
4	Agricultural building	6.5m x 4.9m	Single bay timber frame barn with metal cladding and roof. Open fronted with earth flooring.
5	Agricultural building	9.9m x 22.7m	Single bay open fronted timber frame barn (derelict). 2 x adjoining lean-to to the rear used as workshops. Electric supply
6	Agricultural building	12.6m x 13.3m	4-bay open fronted timber frame portal barn. Earth flooring and electric supply.
7	Agricultural building	30.6m x 13.1m 9.0m x 17.9m lean to	Large 6-bay open fronted portal barn with part metal sheeted roof. Adjoining 2-bay metal sheeted lean-to at the rear. Earth flooring and electric supply.
8	Agricultural Building	14.0m x 6.4m	3-bay metal Dutch barn with metal roof and metal sheeted back wall. Earth flooring.
9	Old Threshing Building	30.9m x 7.1m	Grade II listed two-storey stone barn with slate roof. Adjoining lean-tos both of block and stone construction with part metal sheeted rooves. We understand this is incorrectly not marked as listed on Historic England.
10	Agricultural Building	6.1m x 21.1m 8.6m x 5.4m parlour	Single-storey stone barn with slate roof. Adjoining 2-storey concrete milking parlour (derelict). We understand this building is incorrectly marked as Grade II listed on Historic England.
11	Agricultural Building	9.1m x 33.8m	Combination of both stone and block construction with partial slate roof. 5 x calf bays with feed passage and collecting area.
12	Slurry Lagoon	30.6m x 15.2m	
13	Agricultural Building	22.8m x 24.1m	Large 5-bay concrete frame barn with metal-sheeted front and gates. Concrete apron and partial earth floor. Adjoining lean-to either side.
14	Agricultural Building	26.5m x 17.8m	Large 4-bay barn with concrete pillars and timber frame. Concrete floor and half concrete walls. Open-fronted and timber-cladded. Concrete floor and apron. Lean to containing 60 cubicles.
15	Agricultural Building	18.7m x 10m double storey 23.7m x 14.5m single storey 6.7m x 4.0m calf shed	Grade II listed F-shaped stone barn with two-storey stables and loft with adjoining calf housing and fodder house and small cobblestone yard area. Slate roof and electric supply.
16	Garden Gazebo		Grade II listed hexagonal single-storey garden gazebo with vertical log walls and a wheat-reed thatched roof. Original benches and shaped supports.
17	Garage		Concrete flat roofed single garage with manual door.



Floor plan

Hurdon Farmhouse, Launceston

Approximate Area: 3825 sq ft / 355.3 sq m



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

Floor plan

Hurdon Gate Cottage, Launceston

Hurdon Cottage: 793 sq ft / 73.6 sq m

Hurdon Gate Cottage Area: 702 sq ft / 65.2 sq m

Total: 1495 sq ft / 138.8 sq m



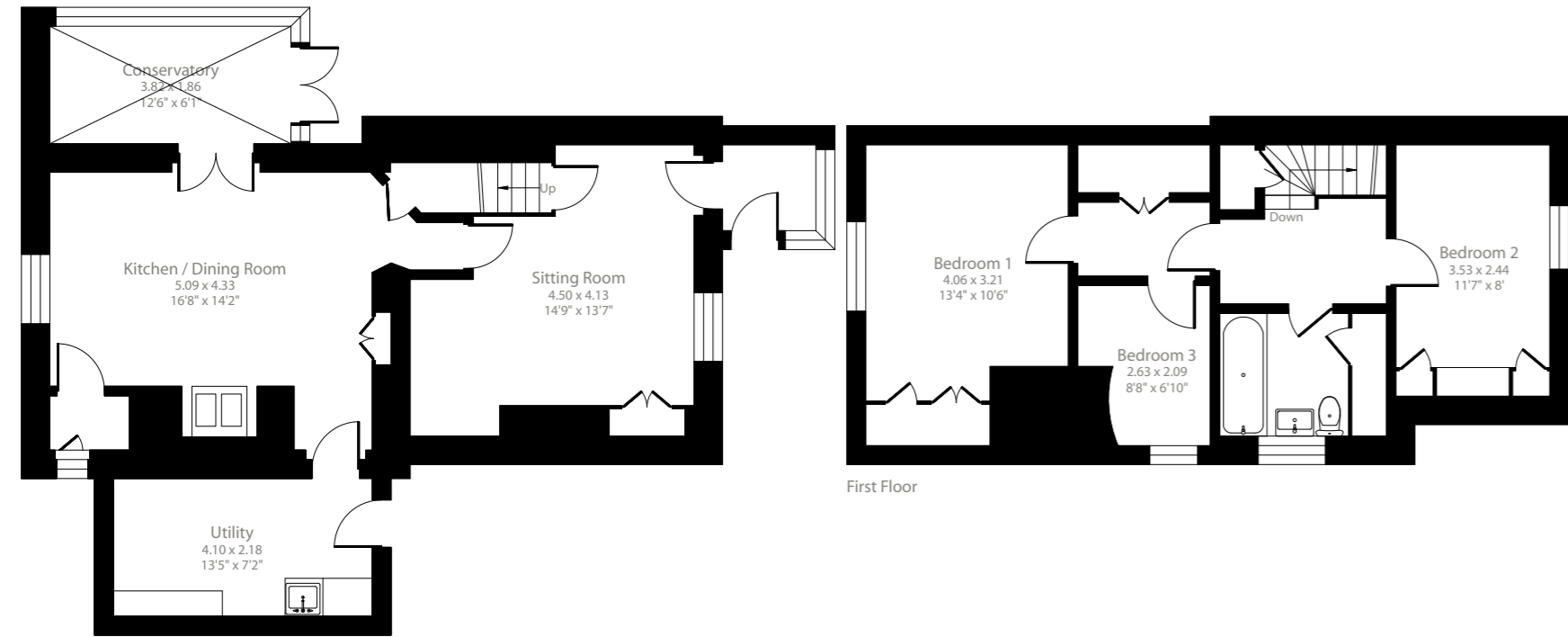
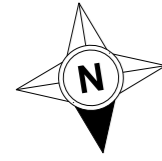
■ Hurdon Gate Cottage
■ Hurdon Cottage

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Floor plan

The Cottage, Hurdon Farm, Launceston

Approximate Area: 1254 sq ft / 116.5 sq m

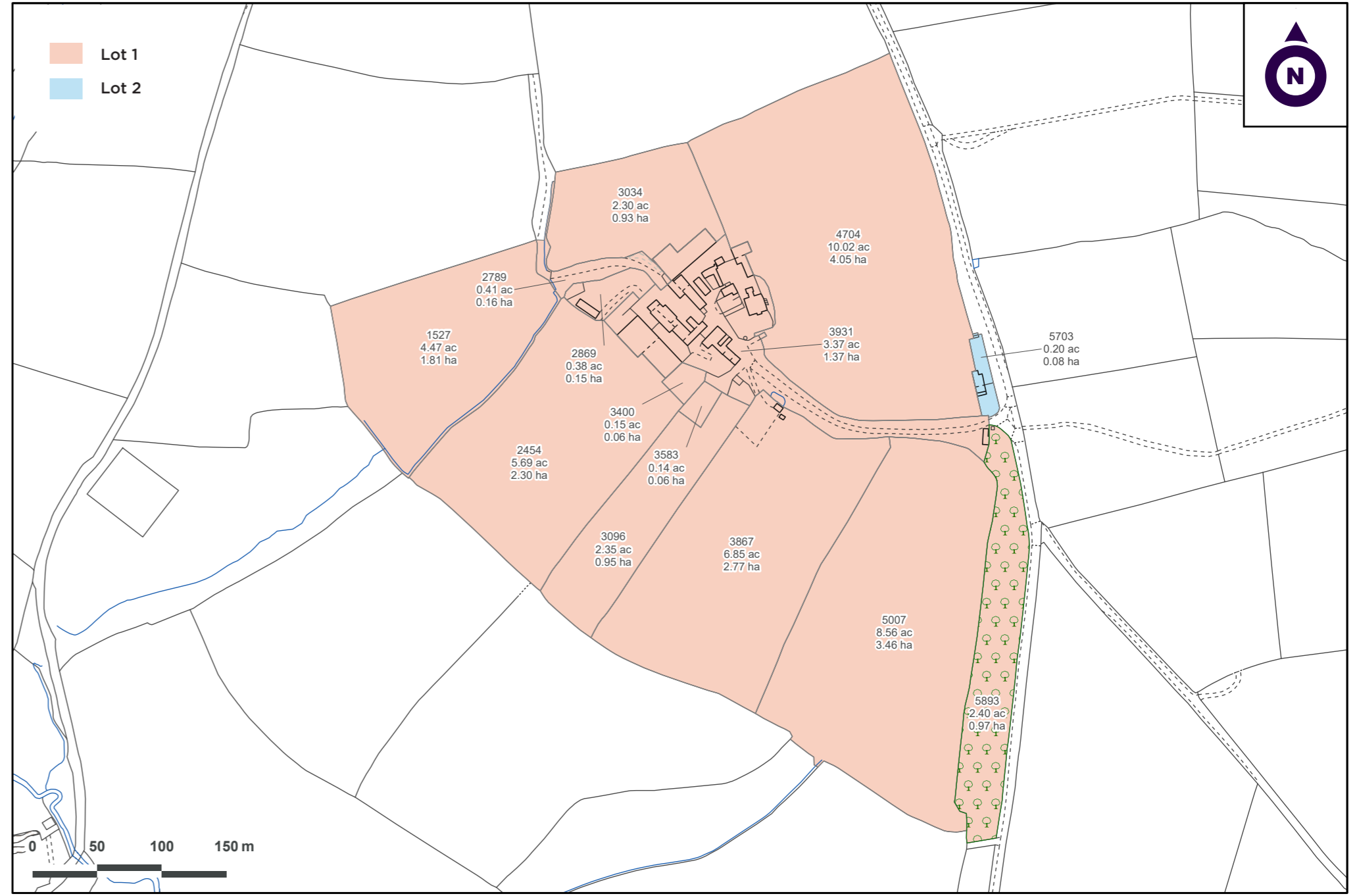


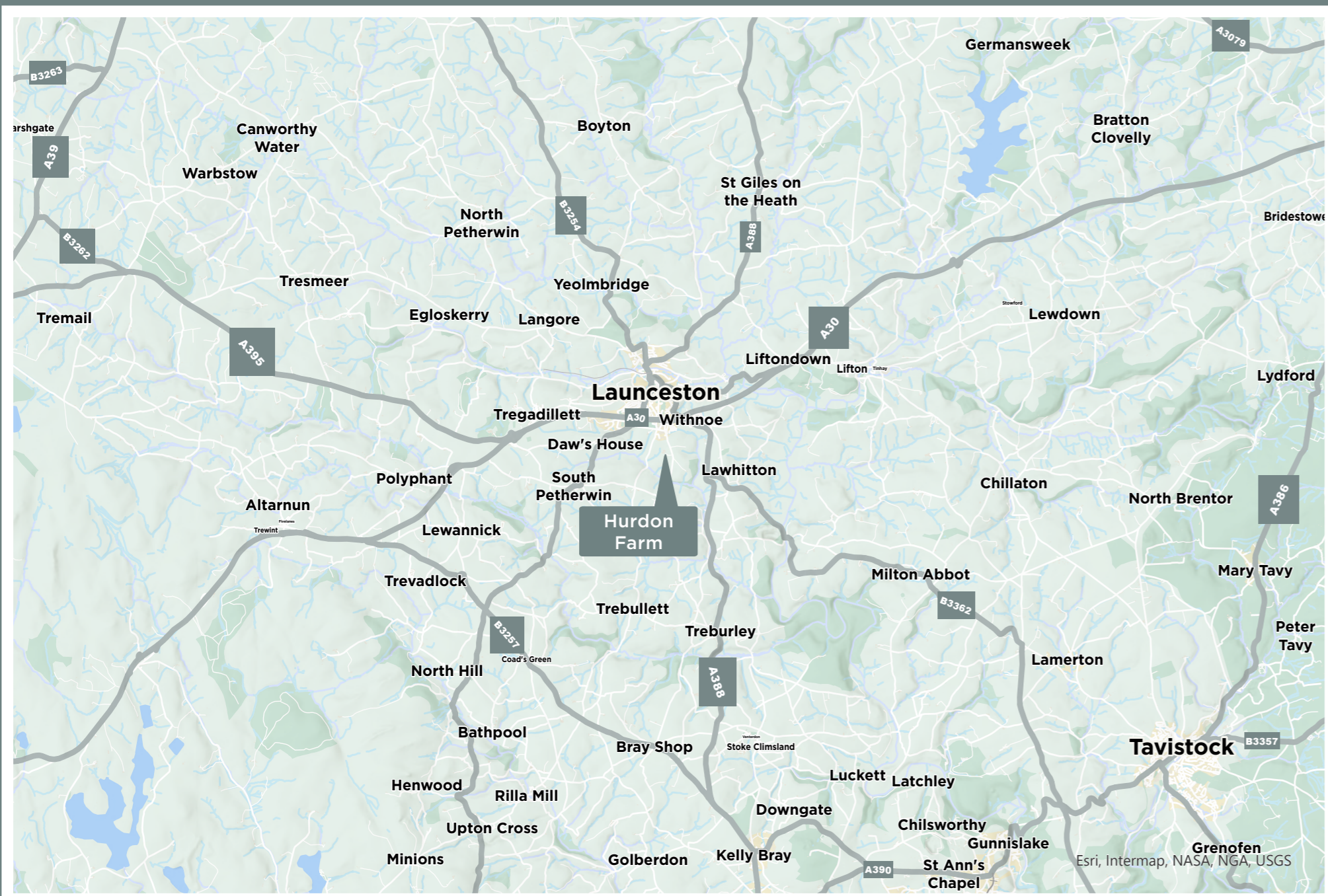
Ground Floor

First Floor

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and other features are approximate only.







Method of Sale

Offered for sale by private treaty.

Tenure & Possession

The property is being offered for sale with vacant possession on completion.

Listing Status

The farmhouse, threshing barn, former pigsties, cider barn and stables, garden gazebo and the gate piers at the front of the house are all Grade II listed, reflecting the historic and architectural significance of the core buildings and features within the estate.

It is understood that Historic England have incorrectly identified the listing location of the threshing barn, with the current listing plan marking an alternative barn; however, this is believed to be inaccurate and clarification is recommended.

Services

See table below.

Wayleaves Easements & Rights of Way

The property is sold subject to an easement in favour of a neighbouring property, permitting the installation and maintenance of a water supply pipe beneath the land on the perimeter of the property to facilitate connection to the mains supply.

In the event that the entrance cottages are sold separately from the main farm, appropriate easements will be granted to allow for the use and maintenance of water supply pipes serving those properties.

Sporting Timber & Mineral Rights

Sporting and Timber rights are included. Mineral rights are excluded.

EPC Ratings

Building	Rating
Hurdon Farm	E
Hurdon Farm Cottage	G
Hurdon Cottage	E
Hurdon Gate Cottage	E

Local Authorities

Cornwall Council
New County Hall
Treyew Road
Truro
TR1 3AY

Viewings

Viewings strictly by appointment with the agent.

Directions

From the A30, take the exit for the Pennygillam Industrial Estate. At the roundabout, take the exit onto Link Road and continue for approximately 1 mile. As the road turns left 90 degrees, turn right onto Hurdon Road, a small country road. The entrance to Hurdon Farm will then be found on the right-hand side after approximately half a mile.



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Hurdon Farm Services Table

	Hurdon Farmhouse	The Cottage	Hurdon Gate Cottage	Hurdon Cottage
Heating	Oil and Solid Fuel	Oil and Solid Fuel (in need of renovation)	Solid Fuel and Electric	Solid Fuel and Electric
Water	Mains	Mains	Mains	Mains
Electricity	Mains	Mains	Mains	Mains
Drainage	Private, shared with The Cottage	Private, shared with Hurdon Farmhouse	Private, shared with Hurdon Cottage	Private, shared with Hurdon Gate Cottage
Mobile Coverage	Most networks provide good signal outdoors, some networks provide good or variable indoors (see Ofcom website for more information).			
Broadband	Standard and Ultrafast available (see Ofcom website for more information).			



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Important Information

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