



Higher Trelassick Farm

| Ladock, Cornwall

Carter Jonas

**Higher Trelassick Farm**  
**Ladock**  
**Truro**  
**Cornwall**  
**TR2 4NR**

**A substantial and versatile property comprising a five-bedroom house and a vast range of both traditional and modern farm buildings with development potential, set in approximately 10.89 acres, within a picturesque but easily accessible rural setting.**

Located in an elevated position within established farmland, orientated south and overlooking land and woodland owned by the Duchy of Cornwall, Higher Trelassick Farm provides a fantastic opportunity to own a family home, with an annex/office building. The range of both traditional and modern farm buildings extends to approximately 26,000 sq ft, and along with significant open yard areas provides clear scope to develop and reinvigorate the property as buyers may wish (subject to obtaining any necessary planning consent/s).

In all extending to approximately 10.89 acres (4.41 hectares). Further land may be available by separate negotiation.

For sale by private treaty.



**Location**

Accessed over a party treeline driveway, party shared with the seller, fragicultural access, the property occupies a secluded rural position with an outlook towards Ladock Woods.

Whilst the property is very much off the beaten track, Higher Trelassick Farm lies just over two miles north of the village of Ladock with also being positioned less than two miles from Mitchell, adjacent to the A30 trunk road, enabling access to the cathedral city of Truro (9 miles), the north coast around Newquay (9 miles) and throughout the county and beyond.

Amenities closest to Higher Trelassick Farm include a public house, church, post office and primary school in Ladock, whilst Mitchell is home to the respected Plume of Feathers public house and restaurant.

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 Treske.

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.

## Farmhouse

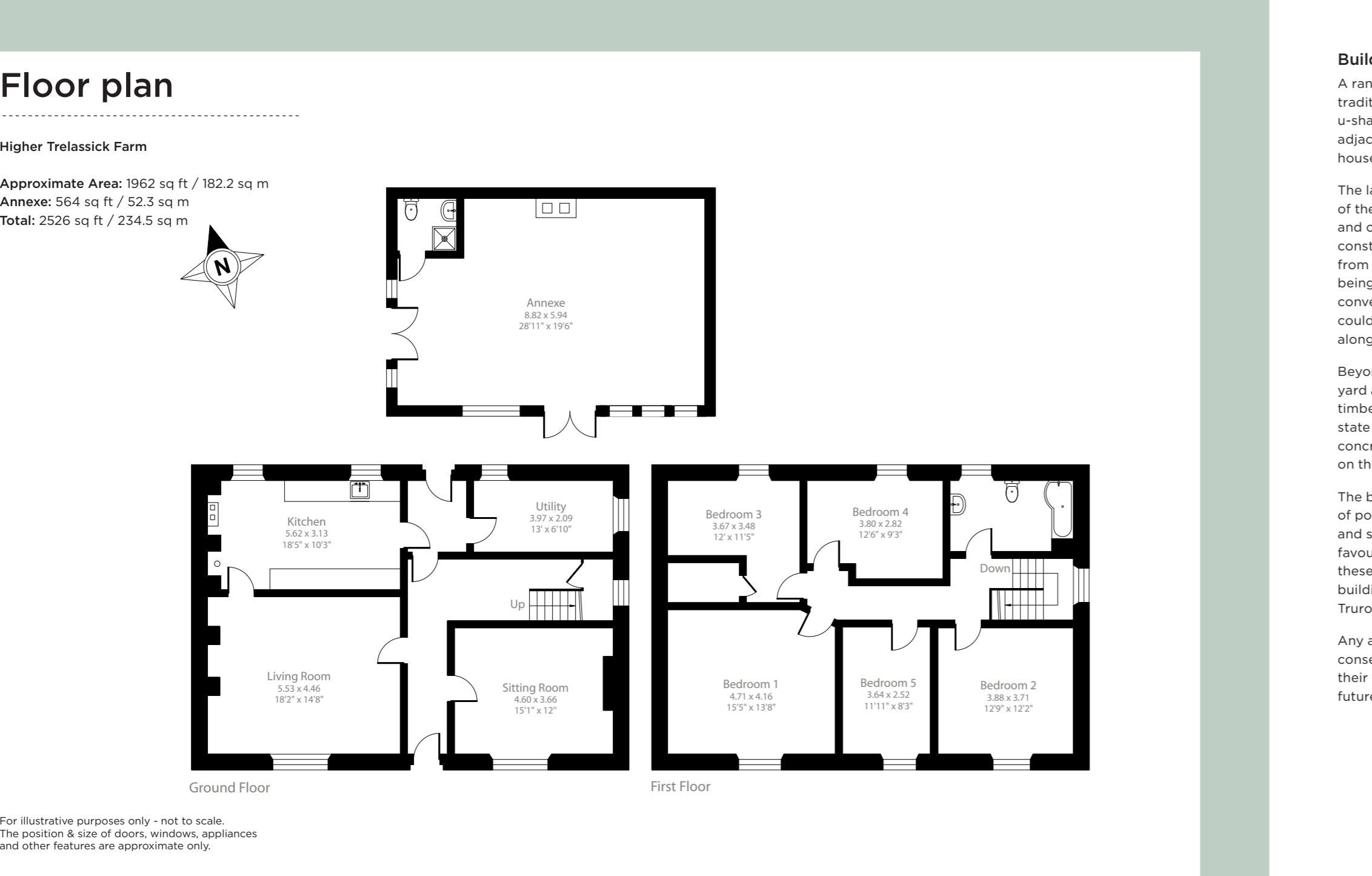
The farmhouse is situated to the west of the farm buildings, centrally located within its own gardens, driveway and parking, which provides a significant degree of separation from the remainder of the property.

Orientated south and with traditional features such as large sash windows, slate flagged floors, traditional timber doors and

high ceilings, the house provides a bright and airy family home, with a central hallway, two reception rooms, kitchen and utility on the ground floor. A return staircase, including a characterful arched window with window seat on the central landing, leads to five bedrooms and a family bathroom on the first floor.

A timber frame building adjacent to the house has been converted for office/ancillary accommodation.





### Buildings

A range of double and single storey traditionally constructed barns, laid out in a u-shaped courtyard design, are positioned adjacent to the farmhouse, between the house and modern buildings/yard area.

The large double storey barn to the rear of the courtyard has many doorways and openings, an open timber truss roof construction as well as first floor access from the rear of the property, potentially being suitable for a high quality residential conversion. The single storey elements could provide additional accommodation alongside the main barn or as separate units.

Beyond, and to the rear of, the traditional yard are a number of modern steel and timber frame farm buildings in a varying state of repair, redundant silage clamps and concrete yard. Further details are as outlined on the building table and plan.

The barns and buildings have a wide range of potential uses, especially given the quality and siting of the traditional stone ranges, the favourable permitted development rights for these, as well as the extent of modern farm buildings and their location, being close to Truro and the A30.

Any alternative uses may require planning consent, buyers should obtain and rely on their own advice with regards intended future use.





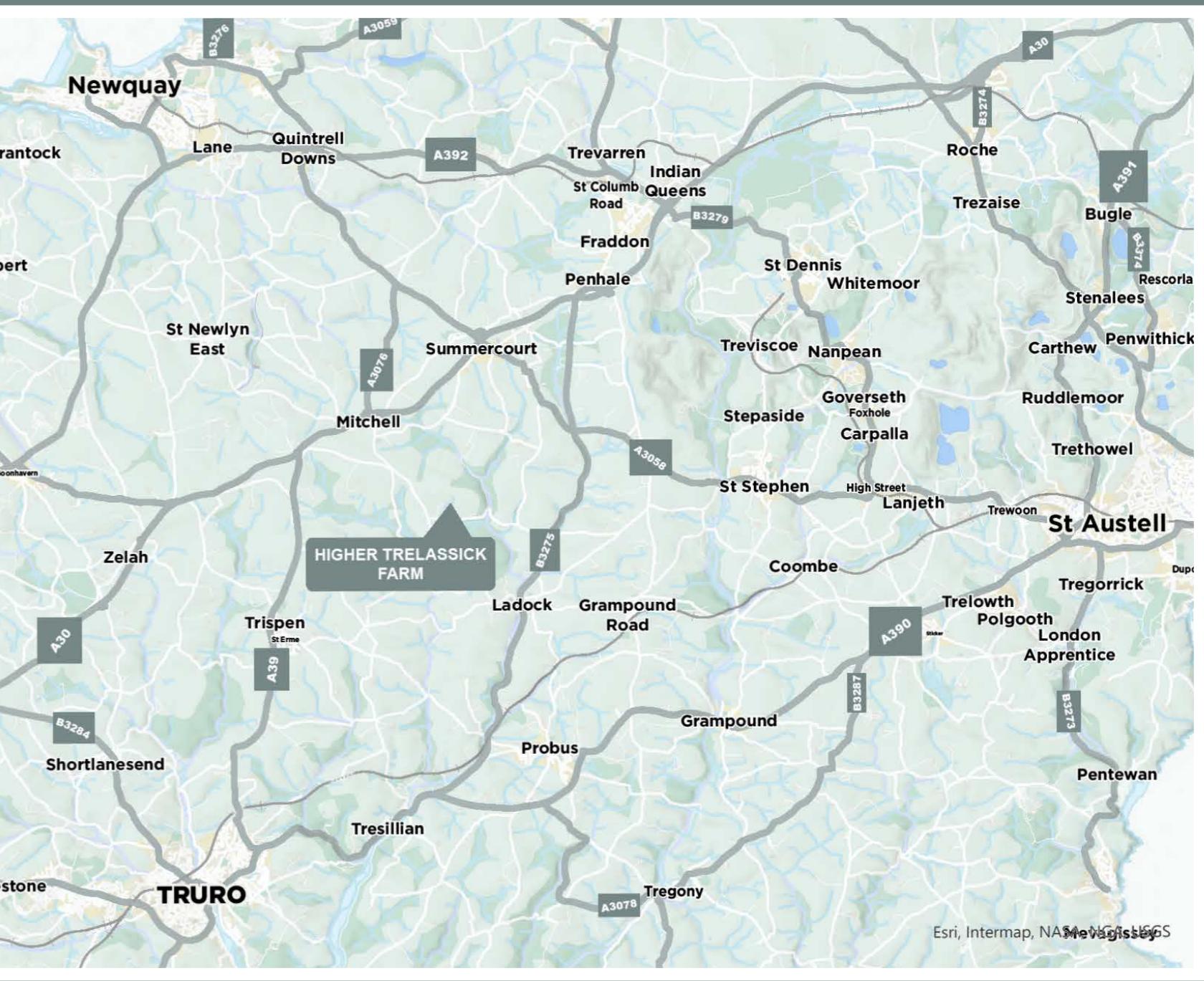
Building	Measurements (Approximate)	Description
1 Higher Trellassick Farmhouse	Farmhouse - 182.2 sq m Annexe - 52.3 sq m	5-bedroom farmhouse with annex style outbuilding.
2 Courtyard	2 x single-storey (5.91m x 26.7m) 1 x two-storey (25.7m x 6.4m)	U-shaped courtyard with a range of traditional stone barns, containing both single and two-storey variations. Concrete yard and apron with various style of barn doors entering the yard. Including a car port, potentially for use by the farmhouse, for 3 cars.
3 Farm building	22.2m x 15.7m	6-bay timber frame barn with concrete floor and apron. Metal gates, metal and fibre cement sheet roof and a combination of wooden and metal livestock dividers. Internal shed with electricity supply. 8x8 herringbone parlour and 1x redundant robot.
4 Farm building	22.2 m x 27.8m	6 bay timber frame and cladded barn with adjoining lean-to. Concrete floor and apron, metal gates to front. Water supply and metal cubicles. Metal sheeted roof.
5 Farm building (derelict)	18.3m x 9.3m	4-bay timber pole barn. Metal sheeted roof and part timber boarded. Part concrete floor. Poor condition.
6 Farm building	24.1m x 14.38m	5-bay timber portal frame barn. Open fronted with metal gates. Timber boarded gable end and rear wall. Fibre cement roof with lights. Concrete floor and apron. 2 internal divisions with water trough.
7 Silage Pits	39.8m x 34.3m	2 x silage pits. 1 x large pit with half concrete and half-timber boarded. 1 x medium pit fully concreted. Both have full concrete floor and apron.
8 Farm building	26.5m x 18.5m (plus 5.1m x 4.1m store)	6-bay timber frame and cladded barn with lean-to. Fibre cement roof, concrete floor and apron. Contains 76 cubicles.
9 Slurry lagoon (derelict)	44.3m x 19.3m	

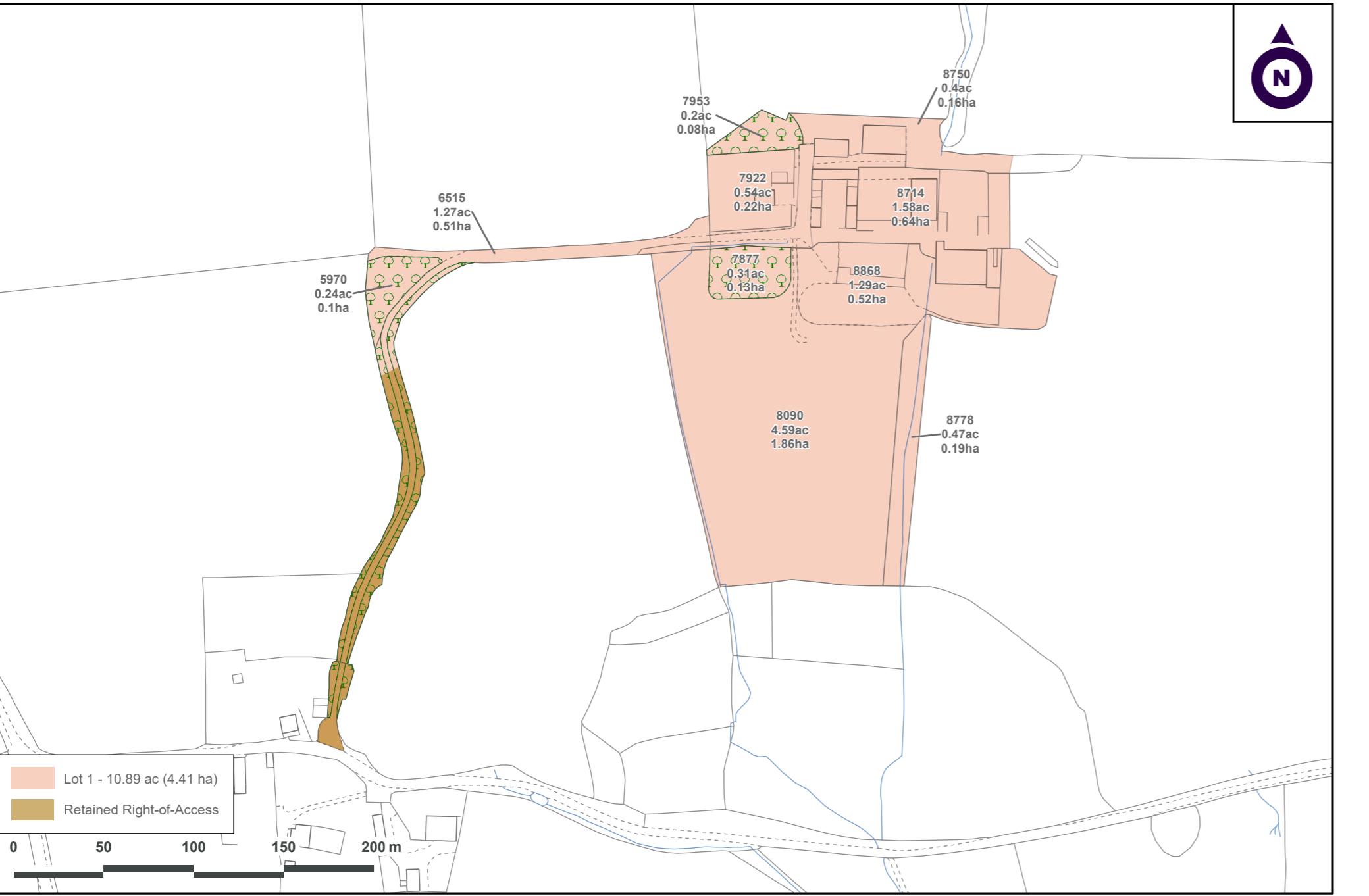




## Land

To the front of the property is a single field totalling over 5 acres, currently in grass and in need of general tidying and improvement. Additional land surrounding the property may be available by separate negotiation.





## Method of Sale

Private Treaty.

## Tenure & Possession

Freehold with vacant possession on completion.

## Planning

No planning assessment or applications have been made in respect of the property.

## Overage

Depending on the sale terms agreed, the sellers may consider imposing an overage clause. Further detail is available from the sole agents.

## Covenants

The seller will include the following restrictive covenant on the sale:

- Not to do anything on the property that may be a nuisance or annoyance to retained adjoining property.

## Services

Water - Mains. A private pipe over surrounding farmland owned by the seller serves the property and will be transferred to the buyer, along with obligation to provide water to and recharge 4 other properties, who share the maintenance responsibilities.

Electricity - Mains.

Heating - Oil fired central heating.

Drainage - Private septic tank drainage system.

Broadband - Standard broadband available, with a highest available download speed of 7 Mbps and an upload speed of 1 Mbps

## EPC Ratings

(OFCOM website).

Mobile Coverage - Variable outdoor (OFCOM website).

Please note the agents have not inspected, nor tested these services.

## Additional Information

Parking - Ample off-road parking available.

Property Construction - The house is constructed of stone with a slate roof over. Externally, some of the walls are rendered to the lower half, whilst the upper halves are clad in slate.

## Wayleaves Easements & Rights of Way

There are no public rights of way over any part of the property being sold.

The seller will retain a right of way at all times and for all purposes, over the part of the track shaded brown on the accompanying plan, so that they can access their retained land for agricultural purposes.

## Sporting, Timber & Mineral Rights

The sporting and timber rights are included. The mineral rights are excluded from the sale.

## Health & Safety

Potential purchasers should take particular care when inspecting the property, being mindful of machinery and livestock movements, especially in and around the farm buildings, as well as the open rhynes along the field boundaries.



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## Council Tax

Band E.

## 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 the A30, take the relevant exit for Mitchell. Once in Mitchell, turn onto Fair Park View and proceed out of the village and along this road for approximately 1.6 miles before taking the first turning left.

After approximately 175 metres, the entrance to Higher Trelassick Farm will be found on your left.



## Truro

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Offices throughout the UK

## Important Information

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