

The Shippon
Tregolls
Stithians
Truro
Cornwall
TR3 7BX

A beautifully presented three-bedroom barn conversion occupying an idyllic and highly private setting, with versatile outbuildings, wildlife-rich gardens, a cider orchard and up to 19.08 acres of ring-fenced land offering exceptional lifestyle and equestrian appeal.

Offered for sale for the first time, the property comprises a beautifully presented three-bedroom single-storey barn conversion situated within a private and ring-fenced rural holding. Together with useful outbuildings and attractive gardens and grounds, the property offers an increasingly rare opportunity to acquire a versatile lifestyle holding with land lying immediately adjacent to the dwelling. Available either as a whole extending to approximately 19.08 acres or as a smaller lot extending to approximately 4.9 acres, the property is ideally suited to equestrian, amenity and smallholding uses, whilst enjoying a peaceful and highly private setting.



Location

Located on the edge of the sought-after village of Stithians, the property enjoys a convenient yet highly private rural setting, with direct access to a bus service from a stop situated immediately adjacent to the property, providing regular connections to surrounding centres and amenities.

Stithians is a thriving and well-supported village, offering a range of day-to-day facilities including a primary school, village shop, public house, post office services, doctors' surgery and village hall, together with numerous sporting and community groups that contribute to the village's strong sense of identity.

The village is well known for the annual Stithians Show, one of the largest one-day agricultural shows in the South West, reflecting the area's strong rural heritage and vibrant community spirit.

The property lies not far from Stithians Lake, the largest inland water body in West Cornwall, offering a wide range of leisure opportunities including sailing, paddleboarding, kayaking, fishing, walking and wildlife watching, together with a café and activity centre.

The property is also conveniently positioned for the wider centres of Truro and Falmouth, all of which provide a comprehensive range of commercial, educational, cultural and leisure facilities. The nearby A30 provides excellent connectivity throughout Cornwall and beyond.

Amenities

Stithians is a well-served and vibrant village offering a primary school, village shop, public house, doctors' surgery, village hall and a wide range of sporting, recreational and community facilities, all contributing to its strong rural community and year-round appeal.

In all extending to 19.08 acres.

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

Property

The property comprises a beautifully presented three-bedroom single-storey barn conversion, thoughtfully constructed from stone reclaimed from the original farm buildings and enjoying a private position within its own ring-fenced holding. The conversion successfully combines the character of a traditional agricultural building with the comfort and practicality of modern living.

The accommodation is well balanced and finished to a high standard throughout, comprising a spacious living room which flows through to a dining area, creating an excellent entertaining and family space. Adjoining the reception accommodation is a quality conservatory-style garden room with sliding doors opening directly onto the adjoining patio and gardens. The property also benefits from a separate kitchen and utility room.

The bedroom accommodation comprises three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom incorporating an attractive built-in vanity and wash hand basin unit. Built-in wardrobes are provided within the bedrooms and a generous central hallway offers plentiful storage through a range of fitted cupboards.

A notable feature of the property is the substantial loft space which extends across much of the dwelling and may offer scope for conversion or further accommodation, subject to any necessary consents.

Externally, the property is complemented by attractive gardens and grounds, together with a detached double garage and useful timber barn. The property is available either as a whole extending to approximately 19.08 acres or as Lot 1, extending to approximately 4.9 acres.







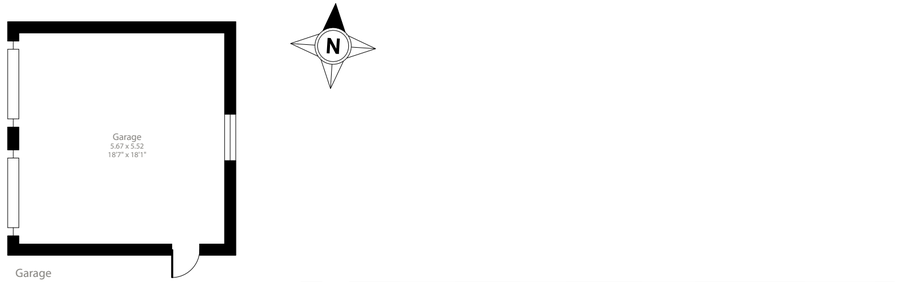




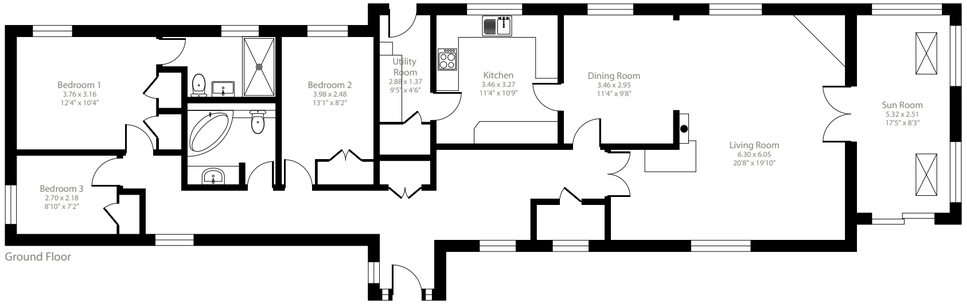
Floor Plan

The Shippon
Tregolls
Stithians
Truro
Cornwall
TR3 7BX

Total Area:
1890 sq ft / 175.5 sq m



Garage



Ground Floor

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

Farm Buildings

Complementing the surrounding pastureland is a three-bay timber barn incorporating a stable, providing useful storage and shelter and enhancing the holding's suitability for equestrian and smallholding purposes.

Land

The land comprises a ring-fenced block of Grade 3 pasture situated immediately adjoining the dwelling and buildings, providing ease of management and excellent accessibility throughout. Extending to approximately 18 acres, the land benefits from direct access from the property together with an independent secondary access. The land has most recently been utilised for light grazing and the production of an annual cut of silage, although parts of the holding have historically been cropped, demonstrating its versatility for a range of agricultural, equestrian and amenity purposes.

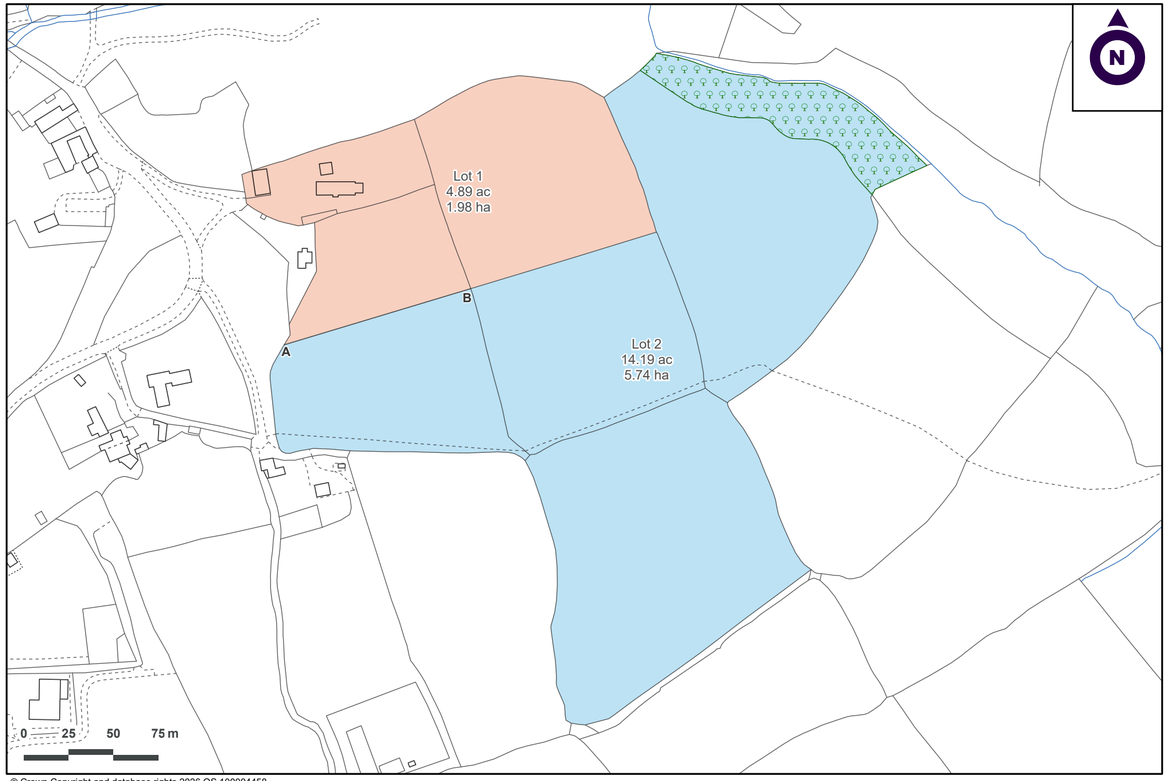
A particular feature of the holding is the newly established cider apple orchard, which has been carefully planted and forms an attractive addition to the property. As the orchard matures, it will provide both productive and amenity value, further enhancing the appeal of the holding and contributing to its biodiversity and landscape interest.

The land is largely bounded by established Cornish hedges and enjoys a high degree of privacy, creating an increasingly rare opportunity to acquire a manageable block of pastureland in a desirable rural setting. The proximity of the land to the dwelling, together with the existing outbuildings, makes the property particularly well suited to equestrian, lifestyle and smallholding use.









© Crown Copyright and database rights 2026 OS 100004458

Method of Sale

For sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Environmental Schemes

The land is currently subject to a Countryside Stewardship agreement comprising low input grassland (GS2) and hedgerow management (BE3) options, which runs until the end of 2027. The agreement may be transferred to an incoming purchaser, subject to the relevant scheme requirements, should they wish to continue participation following completion.

Additional Information

Fencing

If the property is sold as Lot 1, the buyer will need to erect a stockproof fence between points A and B on the plan within three months of completion. If sold as a whole, totaling the full 19 acres, no fence will be required to be erected.

Services

Electricity: Mains supply

Drainage: Private, septic tank.

Water: Mains supply.

Heating: Oil fired central heating

Mobile coverage: generally good outdoor and variable in home (see Ofcom website for more information)

Broadband: Standard broadband available (see Ofcom website for more information). Wildanet have indicated in notices of boadband upgrades in the near future

EPC rated E

Council tax band D

Wayleaves Easements & Rights of Way

A public footpath runs along the boundary of part of the holding and is understood to be rarely used.

Local Authority

Cornwall Council
www.cornwall.gov.uk

Viewings

Viewings are strictly by appointment with Carter Jonas Truro.

Directions

From Truro, head on the A39 towards Falmouth. After approximately 8 miles, turn right at the Treluswell roundabout towards Ponsanooth. Drive through Ponsanooth and turn left towards Stithians. Continue up Tubbon Hill, over the brow of the hill and past the Stithians showground on the left. Continue through the village and out towards Helston for roughly half a mile. Upon reaching a sharp left hand bend, the property will be on your left down a short drive.

what3words

///sweat.charities.stun









Truro
01872 487 620 | truro@carterjonas.co.uk
01872 879 023 | lucy.cayford@carterjonas.co.uk
07393 269 425 | chris.anderson@carterjonas.co.uk
Peat House, Newham Road, Truro, Cornwall, TR1 2DP

National Rural Agency
07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London W1G 0BG

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.