



1 & 2 Barwick Farm

Tregony, Cornwall

Carter Jonas

No.1 & No.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 4.89 acres of adjoining land yard, further enhancing the flexibility and opportunity the property affords.

The property extends to approximately 5.76 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 4.89 acres of adjoining land and yard area, well suited to smallholding or equestrian use, or simply enjoying privacy

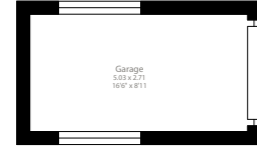
and space. The cottage features an Aga and offers significant scope for refurbishment and improvement.

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.

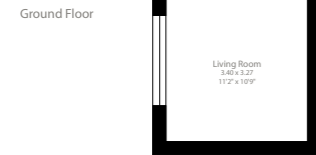
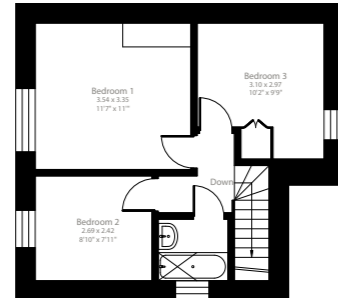
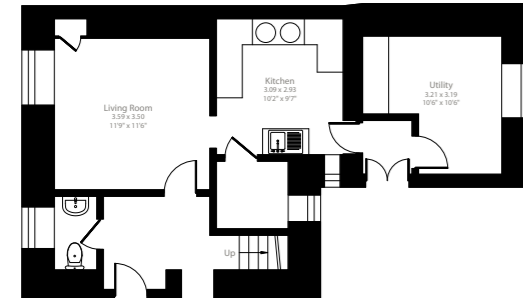


Floor plan



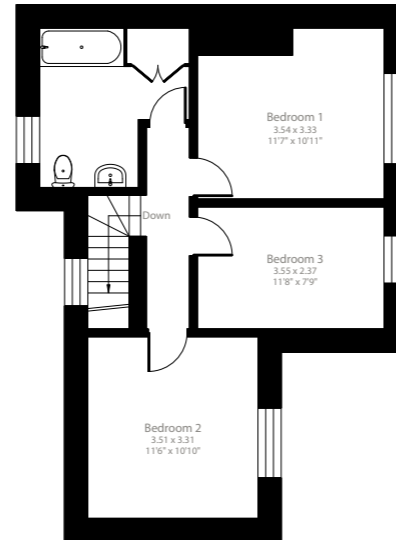
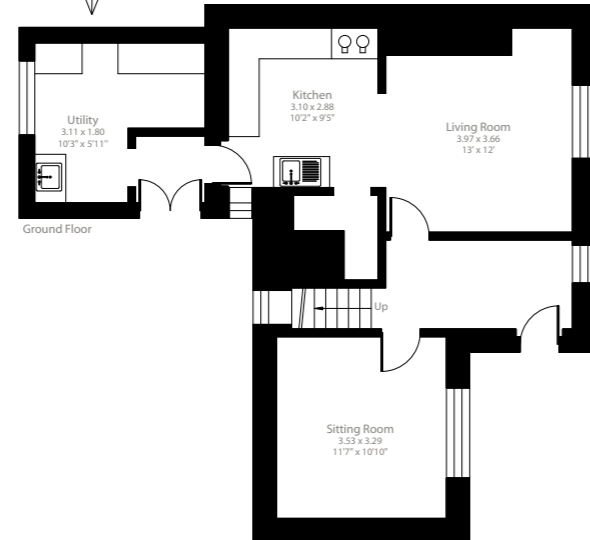
No.1 Barwick Farm

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

Viewings

Strictly by appointment with the agents.

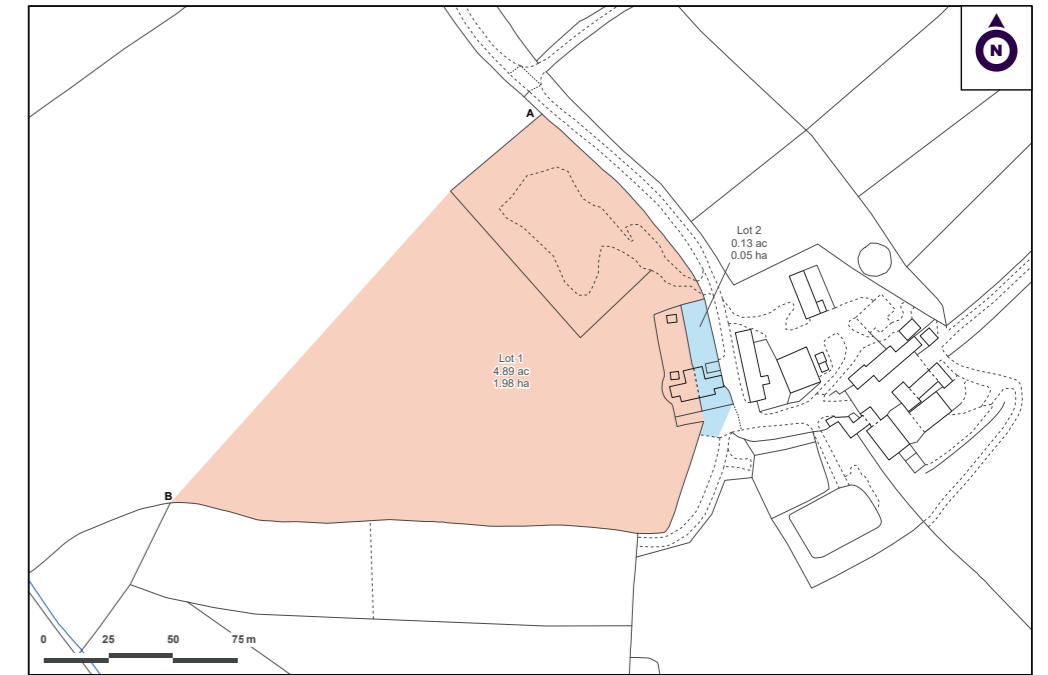
Directions

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.



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Truro

01872 487 619 | chris.anderson@carterjonas.co.uk

01872 879 023 | lucy.cayford@carterjonas.co.uk

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

Important Information

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