



Wheal Plenty Farm, Wheal Rose



Wheal Plenty Farm,

Scorrier, Redruth, Cornwall TR16 5DG

A30(T) 1 mile Redruth 3 miles Porthtowan and North Coast 4 miles

An opportunity to buy a fine smallholding with two residences, a range of buildings and adjoining land – in total about 13.65 acres

- Tucked Away Position
- Warranting Updating & Improvement
- Range of Buildings
- Good Views
- Freehold
- 3 Bedroom Period Farmhouse
- 3 Bedroom Converted Residential Barn
- 7 Adjoining Fields
- (Optionally Available General Purpose Building)
- Council Tax Bands D and D

Guide Price £750,000

SITUATION

Approached over a stone lane of some 300 yards, Wheal Plenty Farm is situated in a pleasant rural tucked away position, yet is only about a mile from a junction to the A30(T). The nearest town is Redruth, with a station on the London Paddington line, and the north coast, with its renowned beaches at Portreath, Chapel Porth, Porthtowan and Trevaunance Cove are all a short drive away.

INTRODUCTION

The sale of Wheal Plenty Farm, which comes to the open market for the first time in 56 years, presents a fine opportunity to purchase a smallholding with a pair of residences and will therefore be of interest to parties looking to secure a multi-generational living environment, as well as those looking for a smallholding with the ability to generate a holiday or residential letting income.

There are a good range of buildings and garaging. Adjoining the "farmstead" are a number of pasture fields in generally good heart and in total, Wheal Plenty Farm extends to about 13.65 acres.

WHEAL PLENTY FARMHOUSE

Standing in a west facing position, Wheal Plenty Farmhouse is a period stone and slate property which is presented to the market in need of complete renovation.



On the ground floor is a Hallway with doors off to a Living Room with tiled fireplace (not in working order) and Sitting Room with open stone fireplace with timber surround and mantle with full height recessed cupboards to either side and dado panelling. At the rear is a Kitchen with a range of base and eye level units and an oil-fired Rayburn with recessed shelved cupboard to the side, ceiling timbers and a door to a rear Utility Room/Boot Room with part glazed door to outside, triple aspect, stainless steel single drainer sink unit with double cupboard and worktop surface with space and plumbing for washing machine and tumble dryer under. Also on the ground floor is a Wet Room with fully tiled walk-in shower with electric rainshower and handheld shower, pedestal washbasin, wc, chrome wall mounted towel radiator and non-slip floor.

On the first floor around a Landing is a Bathroom (part restricted ceiling height) with built-in cupboards and panelled bath, and three Bedrooms, two with exposed floorboards and one with a sealed fireplace with surround and mantle.

Outside to the front is a raised decked seating area with post and rail fencing and field beyond.

DAISY'S BARN

A stone and slate converted residential barn which offers, on the ground floor, a Kitchen with range of base and eye level units with rolled worktop surfaces to splashback tiling, stainless steel single drainer sink unit and inset oven with electric rings and cooker hood over; Bathroom with panelled bath with shower and screen over, wc, pedestal washbasin and chrome mounted towel radiator; central Living Room with balustrade stairs off to first floor with under-stairs cupboard and part glazed door to outside; adjacent Bedroom. On the first floor, are two other Bedrooms and a Shower Room with shower, wc and pedestal washbasin.

Adjoining outside is a good Double Garage with pair of up and over metal doors, lighting and power and to the rear is an expansive paved area with low wall boundaries and raised seating area with fine outlook to the fields. Timber Shed.

Daisy's Barn is in need of comprehensive updating and improvement.

THE BUILDINGS

- 1. A block timber and corrugated fibre cement Livestock Building with part concrete floor, direct access to two fields.
- 2. An adjoining block, timber and corrugated fibre cement Tool Shed with adjacent Store Building and Cart Shed with double doors to field.
- 3. An attached timber and corrugated fibre cement Single Garage with roller door.

THE LAND

The land lies mainly to the east and north of the farmstead and presents a number of good sized and well hedged pasture fields on a gentle west facing aspect. On the ordnance survey there is a public footpath which crosses through part of the land near its southern border.

EXCLUSIVELY AVAILABLE (BLUE)

Exclusively available to the purchaser of Wheal Plenty Farm at the pre-fixed price of £50,000 is a block timber and corrugated fibre cement General Purpose Building with concrete floor and skylights. It is considered that there may be potential for conversion – subject to all necessary consents and approvals. Outside is an allocated area of adjoining land which extends to about xx of an acre, as shown outlined in blue on the attached plan for identification purposes only.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

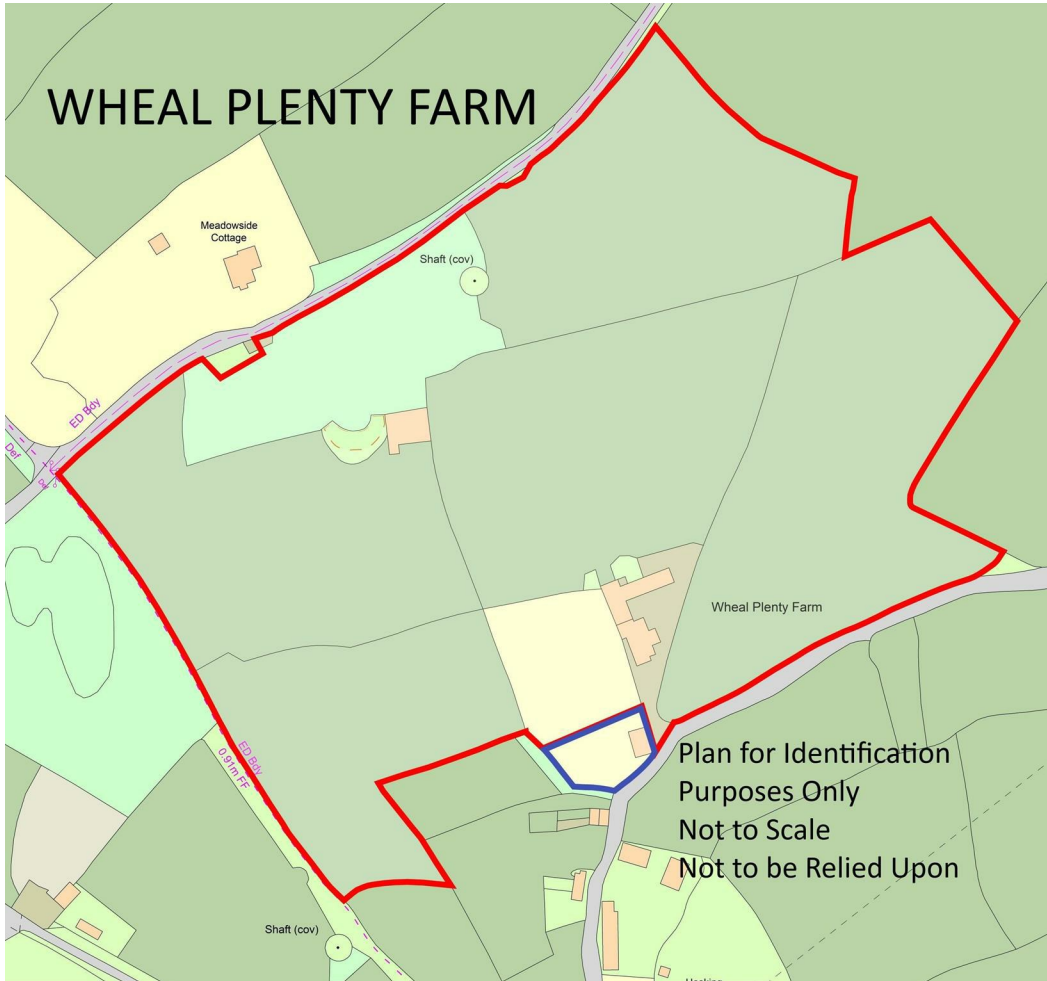
From the roundabout at Dales Garage, Scorrier, take the A3047 towards Redruth and after a short distance turn right towards Wheal Rose. Drive up through the village, pass Abbey Builders Ltd on the left, pass the converted engine house and towards the brow of the hill, pass the old Methodist Chapel on the right and the entrance to Wheal Plenty Farm will be seen on the left-hand side after a short distance – there is a nameplate for Daisy's Barn. Drive down the stone lane for about 300 yards and where the lane bears to the left, turn right and drive into Wheal Plenty Farm.

SERVICES

Mains water and electricity connected. Private drainage. Oil-fired central heating to the farmhouse and Daisy's Barn. Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: Farmhouse - O2, EE, Three and Vodafone good outdoor. Daisy's Barn - EE good outdoor and variable in home and Three, Vodafone and O2 good outdoor (Ofcom).



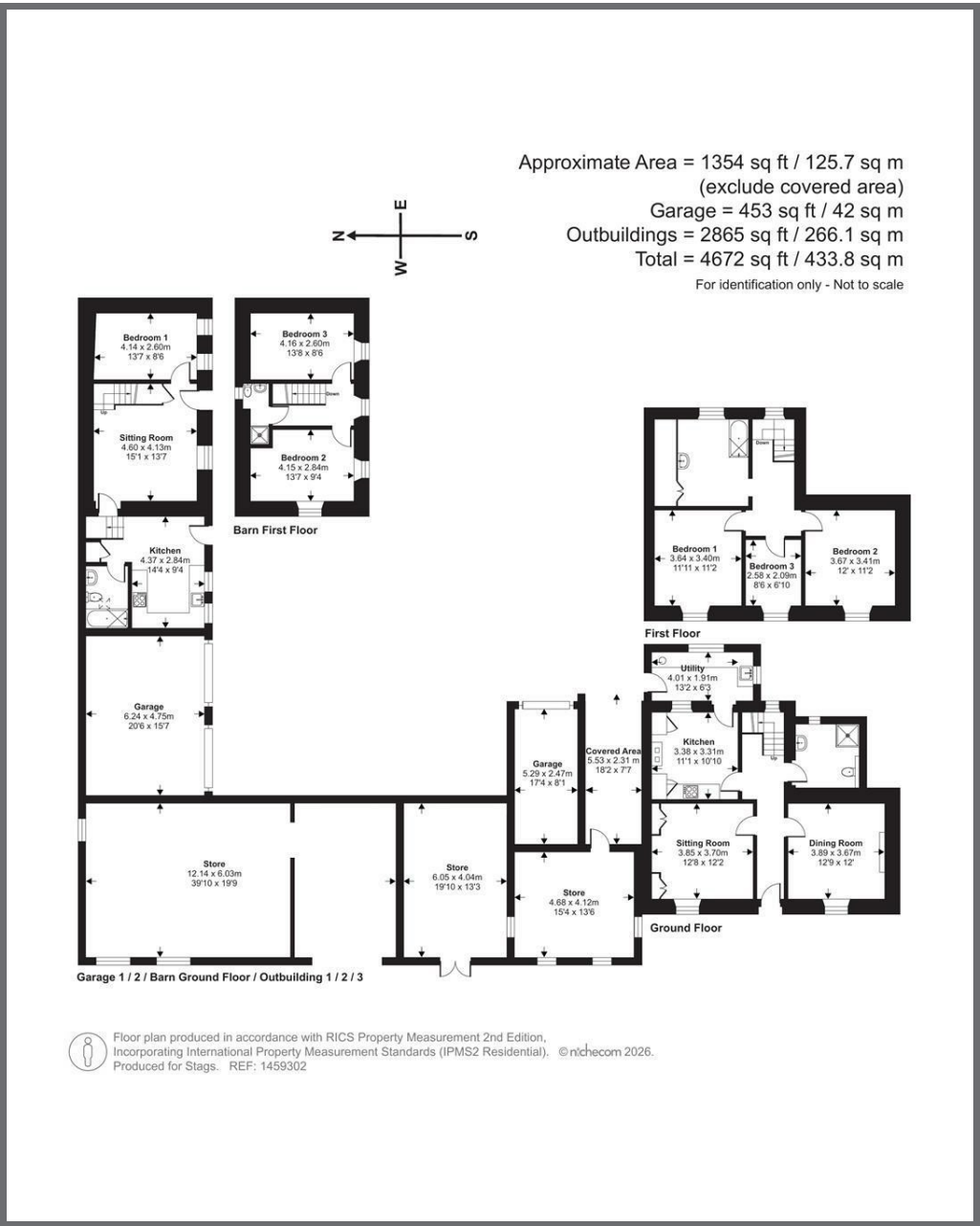
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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