



The Yard
Polstrong Camborne

LODGE & THOMAS

ESTABLISHED 1892

The Yard

Polstrong, Camborne,
Cornwall TR14 0QA

As a Whole or in two Lots

As a whole Guide Price: £795,000

Lot 1 Guide Price: £650,000 House, Annexe and Garden

Lot 2 Guide Price: £145,000 Stables and 7.5 acres (NB. The land will not be sold before the house)

A substantial five/six bedroom barn conversion with an integral one/two bedroom self-contained annexe, stable yard, and grounds extending to 7.5 acres or thereabouts. Available as a whole or in two lots.

- Spacious family accommodation
- Integral annexe
- Garage
- Stabling and Sand School
- 7.5 acres of grounds
- Within easy reach of Camborne, Hayle & the north Cornish coast
- No Forward Chain

The Property (Lot 1) edged red

A substantial attached reverse level barn conversion offering spacious family accommodation extending to over 4,300 sq ft, retaining many character features with exposed beams, recessed window with exposed granite, panelled doors under a slate roof and warmed via an oiled fire central heating system.

The barn, believed to have been converted circa 2008, now requires a degree of modernisation, is accessed via an entrance lobby with a cloakroom and store room off, steps leading down to a 69ft long open plan kitchen/living/diner with exposed trusses and beams. A turning stairwell leads down to the bedrooms accessed off a central corridor with a door leading out to the enclosed front garden. The bedrooms are all double in size, with a master en-suite and a family bathroom.





The Annexe

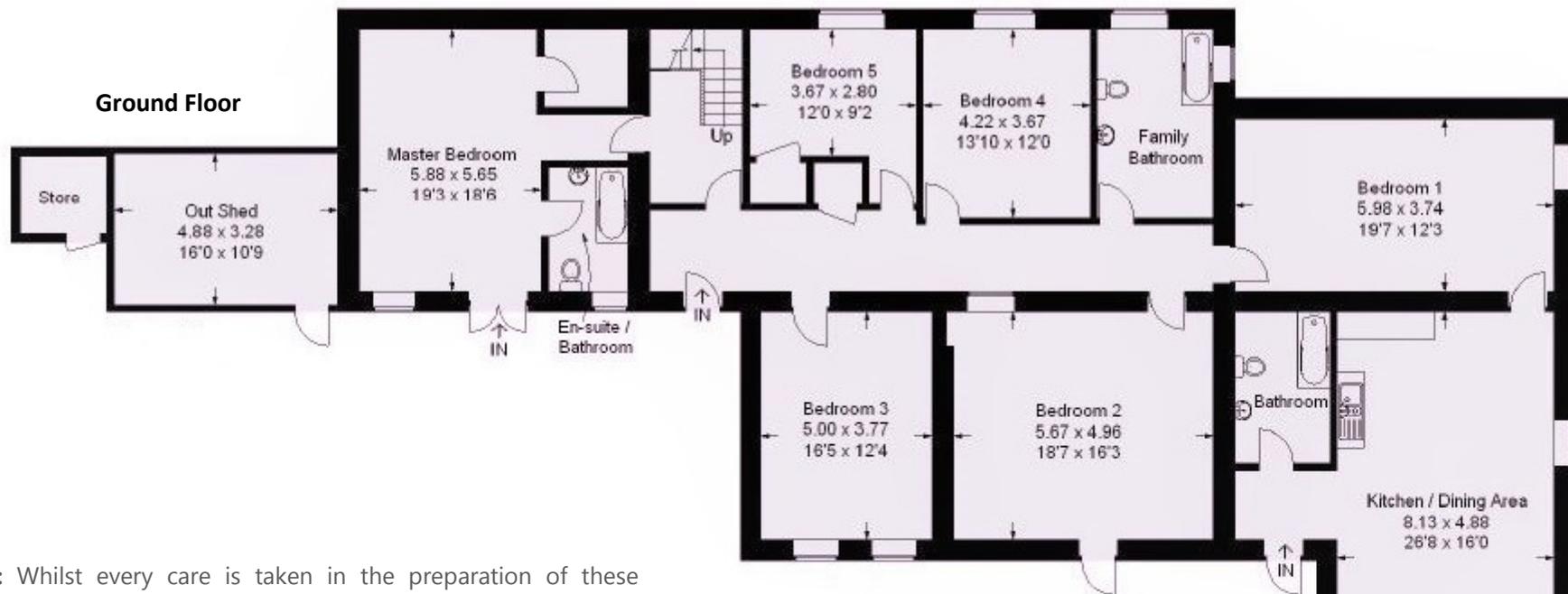
At the end of the passageway an integral door leads into the self-contained annexe for a dependant relative, or if required, could be incorporated within the main house. The single storey annexe, enjoys the similar decor to the main dwelling with access to a terrace and then front garden.

Services: Mains electricity, Mains Water (unmetered), Private Drainage. Oiled fired heating system. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: E **EPC:** D-62 **Tenure:** Freehold

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.





Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Outside

The gardens lie to the front of the house and annexe, with access either from the property or a five bar gate to the side. The gardens are level, laid to lawn and complemented with a potting shed and an attached store to the side of the house.

The property is approached from the highway via a treeline shared unmade track serving the property and the neighbouring properties. Parking for the property is available to the rear or front of the house.

Land & Stables (Lot 2) edged blue

The land and stables are located, some 50 yards from the property, and comprise timber stables under corrugated roofing with associated feed room. Next to the stables lies an arena with the adjoining land extending in all to approximately 7.5 acres, laid to pasture with views over the surrounding countryside. Water is connected to the yard.



Situation

Conveniently located, The Yard lies some 2 miles west of Camborne, and within easy reach of the main A30 trunk road at Camborne West and Loggans Moor. Hayle and Camborne have a good range of services and amenities including hospital, schools, supermarkets, takeaways, garages, retail, leisure and entertainment facilities etc. There are railway stations at St. Erth and Camborne on the main Penzance to London Paddington line and Cornwall Airport just north of Newquay is about 22 miles distant with national and European flights.

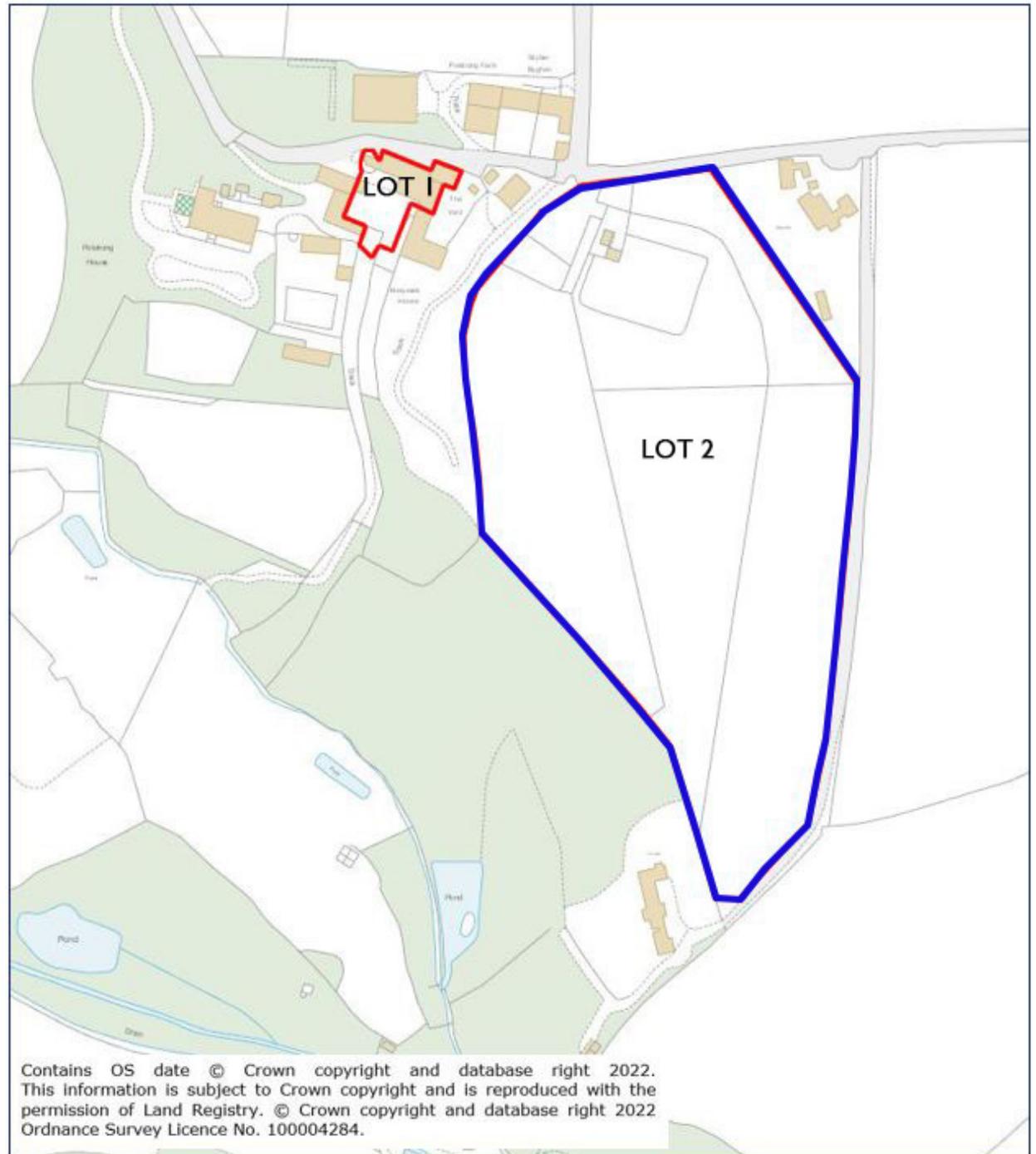
The North Cornish Coast, with the National Trust Godrevy Head and Gwithian Towans with its wide expanse of sandy beach popular with surfers and families, about 3½ miles as the crow flies.

Directions

Exiting the A30 at Camborne West, follow road to roundabout, taking the second exit signed for Connor Downs and Kehelland. Proceed along the road, passing former Polstrong Garage on right. After the old garage, turn left, signed Penponds and follow lane for approximately 100m, turning right onto the private track. Proceed down the track, bearing right at the bottom, the property will be found on left after a short distance.

what3words/// birdcage.owns.scrolled

Viewings: Strictly by appointment with the selling agents Lodge & Thomas.





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Chartered Surveyors
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Valuers
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