



Cal-Hill Farm & Annexe
Sandy Lane, Redruth

LODGE & THOMAS
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Cal-Hill Farm & Annexe

Sandy Lane, Redruth,
Cornwall TR16 5ST

Guide Price £795,000 - Freehold

An exciting opportunity to acquire a beautifully presented character two bedroom cottage, detached self-contained five bedroom annexe and further one bedroom annexe, together with 5.45 acres of land and several useful outbuildings. The property offers immense development potential, subject to consents. In all about 5.45 acres (2.21ha).

Situated on the edge of ancient Carn Marth, with incredible distant views from the land to the north Cornish coast, the property offers an extremely versatile and potentially lucrative letting investment or comfortable multi-generation family accommodation. First time on the market for over 64 years.

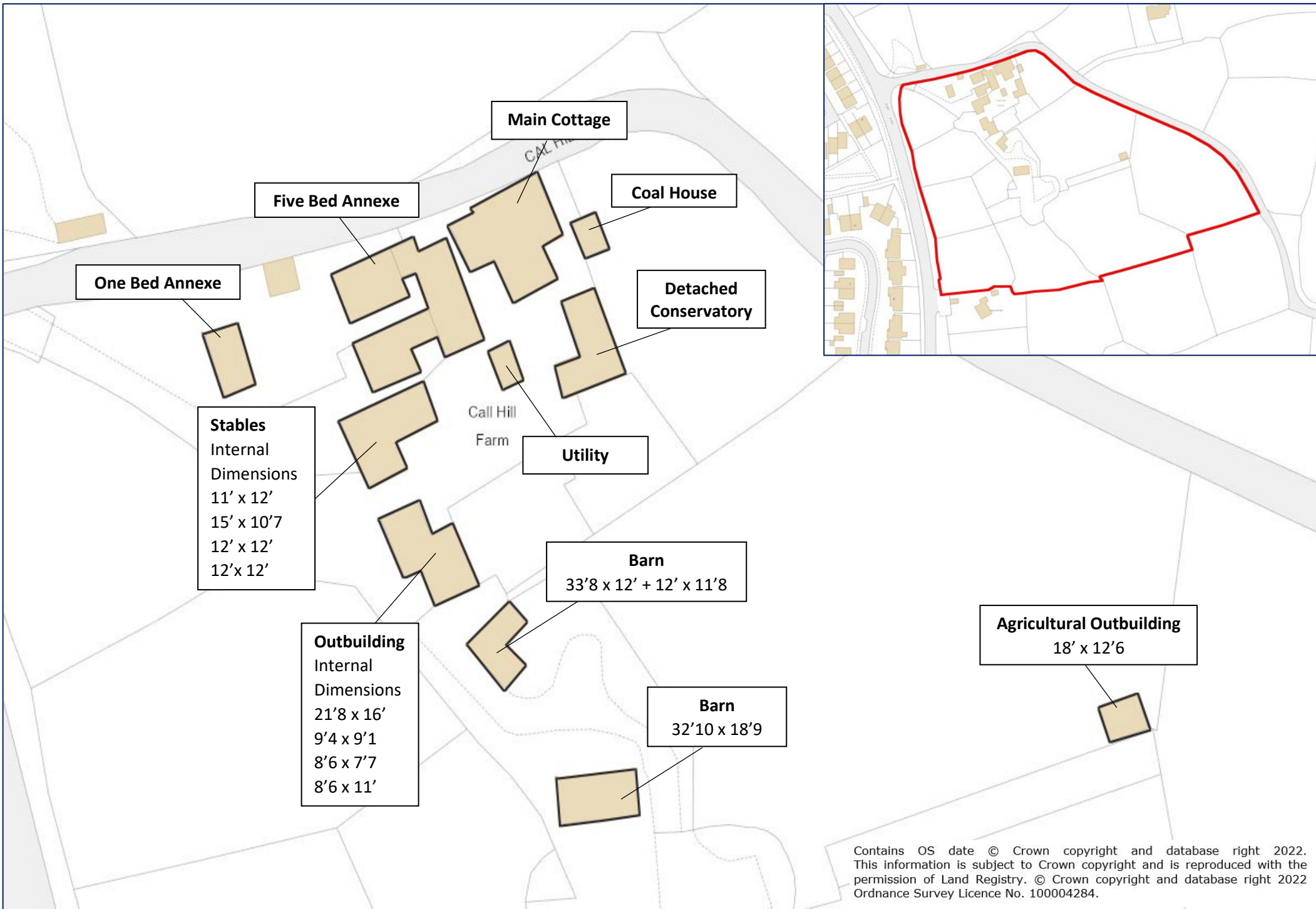
Likely to be of interest to a number of different buyers, this unique semi-rural property offers flexible well-appointed and extensive accommodation with several outbuildings, surrounded by its own land on three sides.

Enjoying stunning distant coastal views to the west from many areas of the land, the accommodation comprises a charming two bedroom cottage with immense character, a self-contained detached five bedroom single storey annexe, and further one bedroom detached annexe.

Buyers may well see development potential at the property, subject to consents, especially since four of the nine fields front the A393 road.

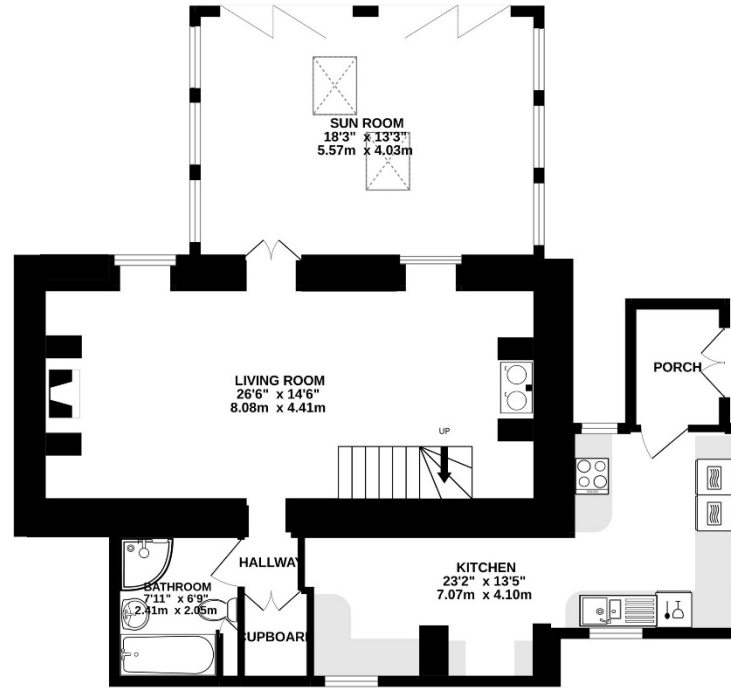
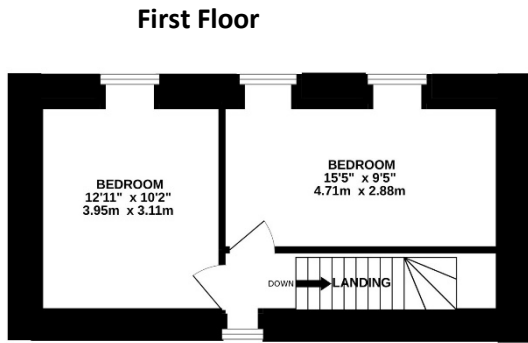
We recommend arranging a viewing appointment at your earliest convenience to appreciate this superb opportunity.





Main Cottage

At ground floor level, this character two bedroom house with impressive large sunroom with twin bi-folding doors, large sitting /dining room with two large stone inglenook fireplaces, beautifully fitted kitchen, bath/shower room and rear lobby. On the first floor there is a small landing and two double bedrooms.



Ground Floor

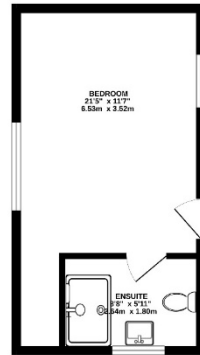
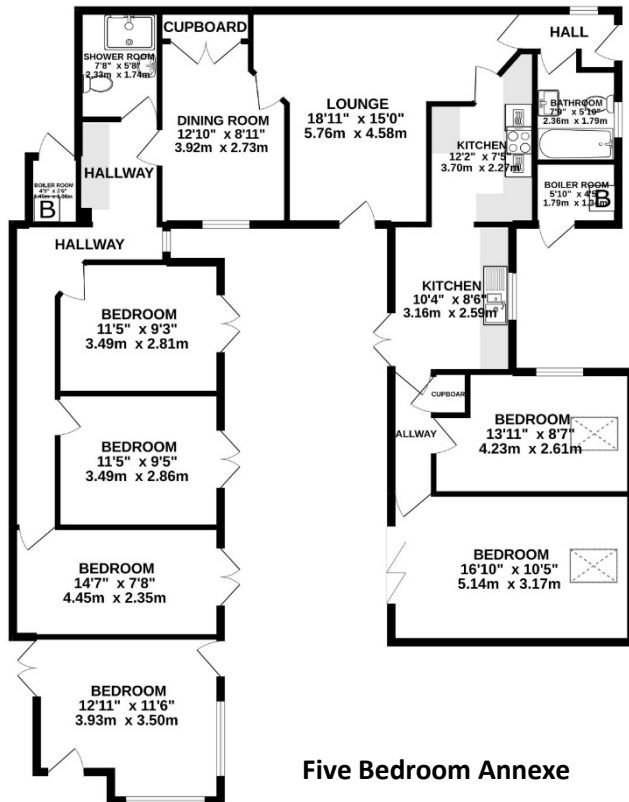


Five Bedroom Annexe

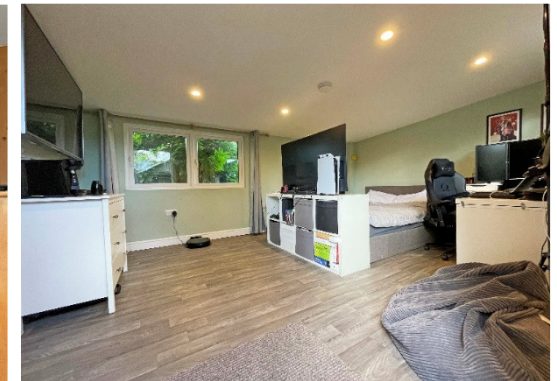
Situated adjacent to the main cottage this well-appointed detached single storey annexe was converted from the former cow shed with part natural slate roof. Warmed by oil fired central heating, the accommodation comprises five bedrooms, sitting room, dining room, fitted kitchen with grey gloss units and many Bosch appliances and two bath/shower rooms. This well thought out property allows for a sociable family life with doors leading out to a central decked courtyard from the sitting room, kitchen and four of the five bedrooms. Indeed, the externally accessed bedrooms could also provide lucrative letting opportunities.

One Bedroom Annexe

Detached annexe with large double bedroom and shower room. Electric radiator heating.



One Bedroom Annexe



Cal-Hill Farm is accessed from a minor council road off the A393 Sandy Lane. A five-bar gate and tarmacadamed drive provides a pleasant introduction to the property and leads to a gravelled parking area serving both detached annexes. This drive continues through a further gate and sweeps around between well-presented stabling and storage outbuildings to a large tarmacadamed vehicular parking area. The stabling and storage shed have natural slate roofs over rendered concrete block walls. An adjacent detached utility room can be used for dog grooming. Steps lead up to the patio area at main cottage, with adjacent large detached conservatory, formerly housing a hot tub.

The Land

The main entrance drive also gives access to a gravelled yard area with two detached open fronted barns and access to the land. Much of the land is stock proofed. There is a donkey shed and goats house on the land, which is divided into nine meadows and is laid to grass with a gentle south-westerly aspect suitable for many purposes. Of particular note are the Cornish hedges enclosing and dividing the fields featuring several mature trees including a proliferation of Blackthorn, Hawthorn, Elderberry, Holly and Willow. Water is connected to the lower fields. Two further access gateways lead to the land from Cal Hill, a minor council road, one of which is more suited to a small tractor, the other for access on foot. Cal Hill leads to nearby ancient Carn Marth, providing excellent riding out with many Public Bridleways and a beautiful amphitheatre.



Situation

Four of the fields at the property front the A393 'Sandy Lane' on the Eastern side of Redruth, which gives access towards the A30 trunk road to the north and towards Falmouth to the southwest. Redruth is situated on the eastern side of the historic mining town or Redruth which offers a range of local and national retailers, a branch of Lloyds Bank, several fine cafes, a cinema and generally good administrative facilities. There are very good educational facilities with primary and secondary schools in the town together with Cornwall College offering further education at nearby Pool.

The surfing sandy beach and rugged cliffs at Portreath lies 4.5 miles distant and the port of Falmouth with its beautiful deep natural harbour is 11 miles away. The cathedral city of Truro lies 10 miles to the east and offers the county's leading retail, administrative and schooling facilities together with the newly refurbished 'Hall for Cornwall' theatre. Carn Marth outdoor theatre lies about 0.6 of a mile to the southwest.

Overage Provision:

Any Purchaser and their successors in title will be required to pay the Vendor 25% of any uplift in value, triggered on the granting of planning permission (or equivalent) for any residential accommodation, within 21 years from completion of this purchase. For the avoidance of doubt, planning consent for commercial, camping or stables will not trigger the overage.

Services

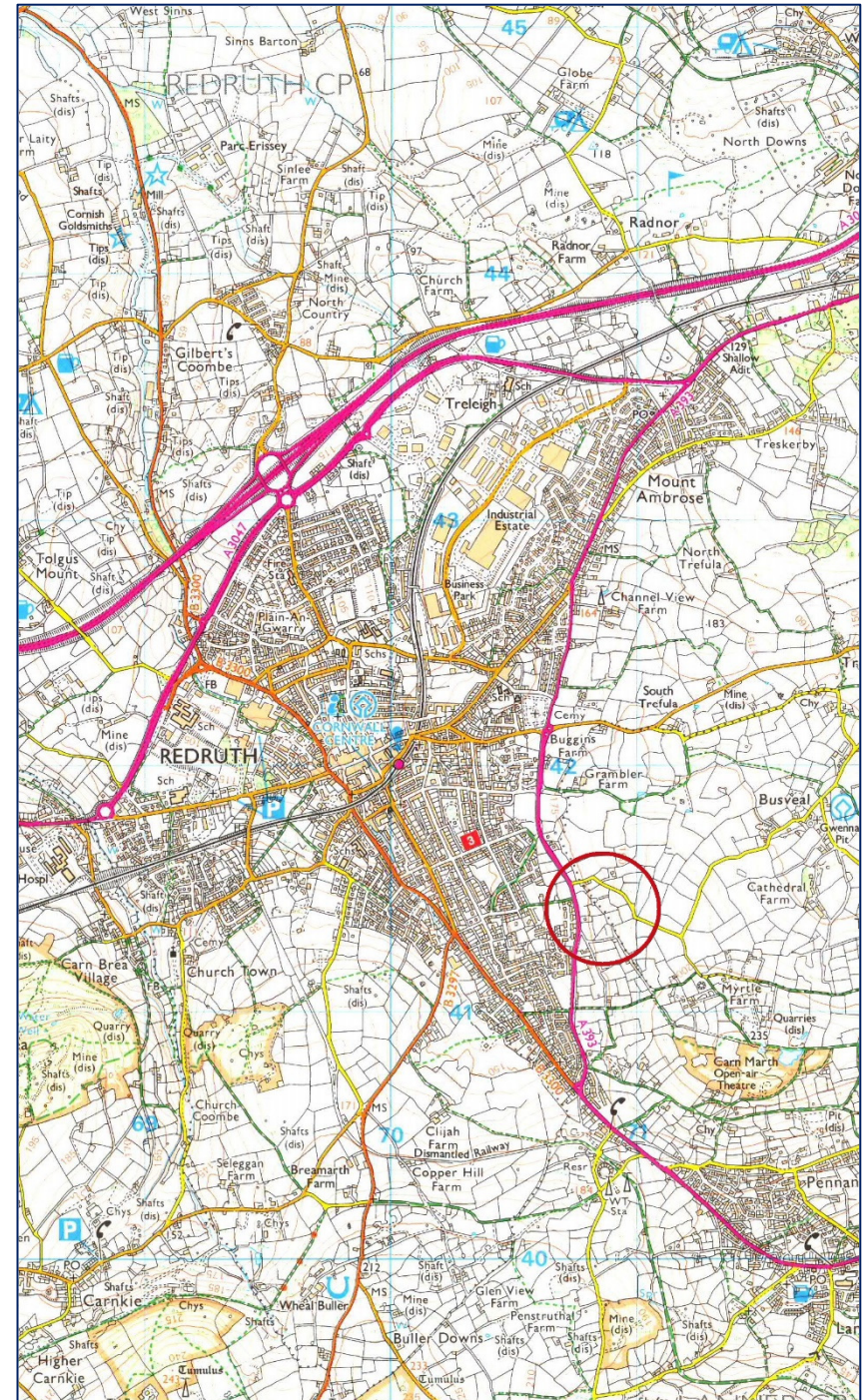
Mains water, 2x septic tanks, mains electricity, 2x oil fired central heating systems. None of these services have been tested and therefore no guarantees can be given.

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.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas. Telephone 01872 272722

Directions

From the carwash/funeral directors at Mount Ambrose, take the A393 road towards Falmouth for 0.8 mile and turn left into Cal Hill, before immediately turning right into the tarmacadamed driveway. [what3words///tungsten.supreme.procures](http://what3words:///tungsten.supreme.procures)





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