



Calamankey Farm  
Longdowns, Penryn

LODGE & THOMAS

ESTABLISHED 1892

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## Calamankey Farm,

Longdowns, Penryn,  
Cornwall TR10 9DL

BEING SOLD ON BEHALF OF EXECUTORS TO CLOSE AN ESTATE

Available as a whole or in two lots.

**As a Whole Guide Price: £1,100,000**

**Lot 1 Guide Price £750,000**

**Lot 2 Guide Price £350,000**

A versatile smallholding providing a detached farmhouse, a converted barn, a range of traditional and modern outbuildings suitable for alternative uses, subject to planning. Land extending to approximately 31 acres or thereabouts within a ring fence, within easy reach of the Port of Falmouth and the South Cornish coastline. Available as a whole or in two lots.

### Situation

Calamankey Farm lies on the edge of the village of Longdowns to the west of the historic town of Penryn and the harbour town of Falmouth. Penryn, within 2 miles is home for the Exeter University Tremough Campus and provides services and facilities for everyday requirements. The larger harbour town of Falmouth, famed for its deep water harbour and sheltered sailing waters, provides an extensive range of retail, professional and leisure services and health facilities. Locally the village of Longdowns provides a garage with shop facilities and a small business park, whilst the neighbouring village of Mabe offers primary school, shop and public house.

The property lies in an elevated position approx. 175m above sea level and is accessed directly off the A394 Falmouth to Helston road via a short driveway leading to the farmstead. From the land extensive views are enjoyed over the surrounding area and also towards Falmouth Bay.

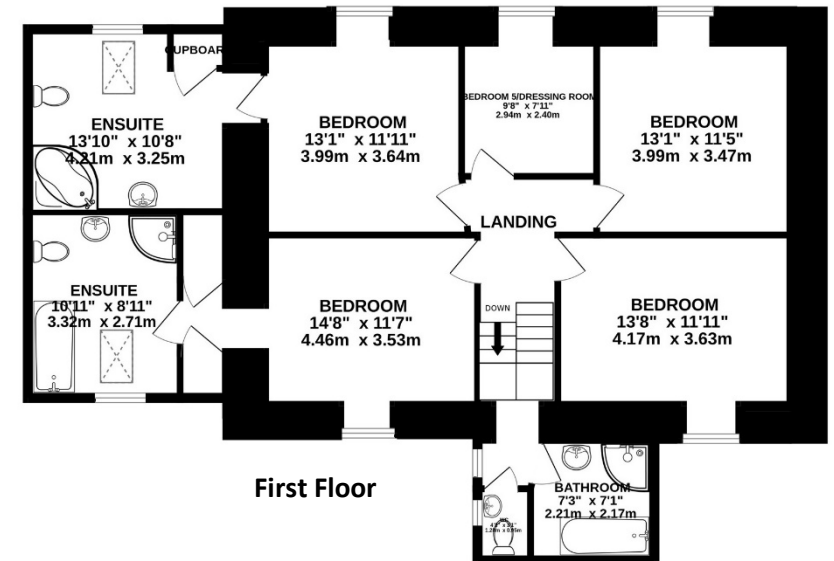
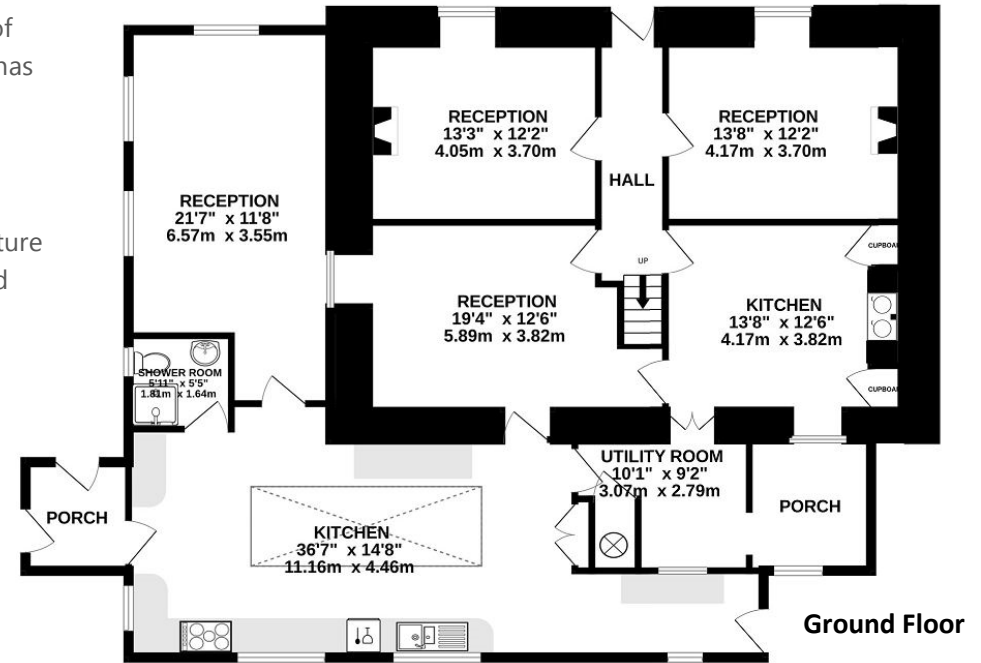




## LOT 1 - The Farmhouse

Requiring a programme of renovation and refurbishment work, the property comprises a detached traditional farmhouse with latter-day extensions providing approximately 2500 sqft of living accommodation. In 2018, planning consent was obtained to extend the property, which has been undertaken, but further works are required to obtain a building control completion certificate.

The house currently provides 4 bedroom accommodation with 2 ensuites, family bathroom, shower room, 3/4 reception rooms and a newly constructed kitchen/breakfast room with a feature atrium glazed roof. PVC double glazing and oil-fired central heating to traditional radiators and underfloor heating to the kitchen extension.



## Barn Conversion

A detached 3 bedroom converted barn of traditional construction under a pitched roof providing reverse level accommodation to include entrance hall to ground floor, two en-suite bedrooms, open plan kitchen/living/diner and bedroom ensuite to the first floor.

The property benefits from PVC double glazing and has oil-fired central heating with underfloor heating to the ground floor and traditional radiators to the first floor.

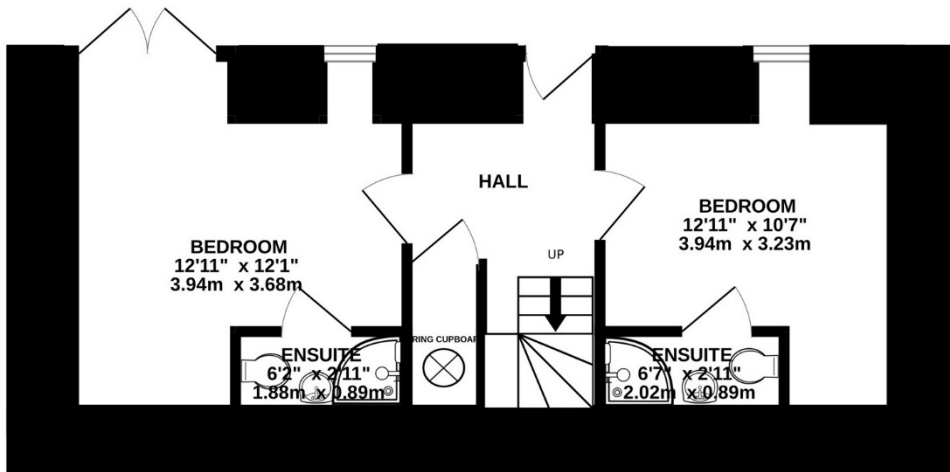
The barn is subject to an Occupancy restriction stating:- *'the occupancy of the dwelling hereby permitted shall be limited to a person solely or mainly working in agriculture engaged on the land'*

Further details are available from the planning portal under Ref No. PA18/07260.

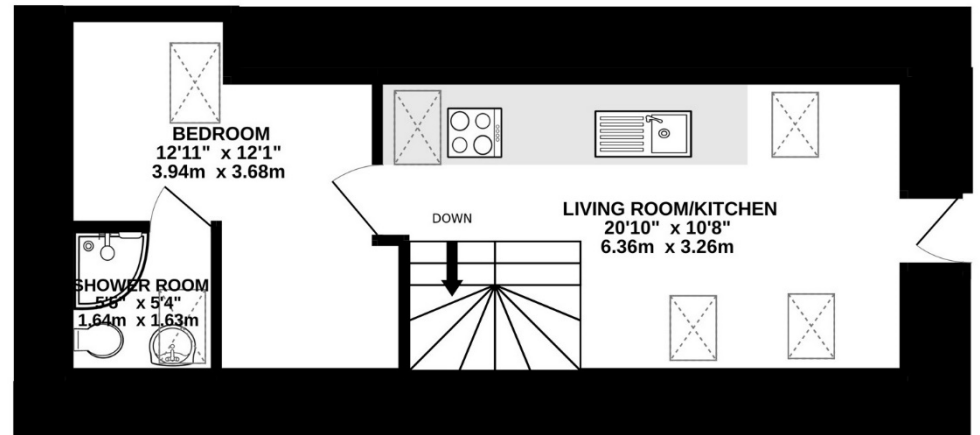
**Building Control:** Building Control completion certificates have not been issued for the extension works for the farmhouse or the conversion of the barn. The farm will be sold as seen. Cornwall Council Building Control have recently inspected the properties and detailed the relatively minor outstanding matters and certificates required.



### Ground Floor



### First Floor









## Outbuildings

The farm is accessed from a private driveway leading to a concrete yard suitable for parking and turning for a number of vehicles. Off the yard a traditional **Two Storey Barn** (13m x 5m) of traditional stone elevations under a slate roof incorporating Velux windows with attached lean-to **Loose House** (3.94m x 3.68m) and **Calves House** (7.37m x 2.4m) with block elevations. **Cattle Shed** (9m x 6.25m) of timber pole constructions with part block walls under a corrugated roof and cladding with adjoining shell of a former barn within a state of disrepair. Former **Piggery** (8.63m x 3.16m) of traditional construction under a slate roof. Casual **Cubicle House** (27.5m x 6.8m) of timber construction, corrugated roof with wooden stores with attached **Field Shelter** (5.9m x 4.72m). Calves House (7.3m x 3.9m) of stone construction under a corrugated roof. **Shower Block** (10m x 5m (ex)) Purpose built shower block for a former campsite providing ladies, gents and disabled shower and WC facilities, with Boiler room to rear.

## The Land

The land lies to the front of the farmhouse and extends 5.3 acres or thereabouts. Divided into two enclosures, the fields are bounded by traditional hedge banks and laid to pasture.

## Lot 2 (Edged Blue on enclosed plan)

Accessed off a minor county lane, Lot 2 extends to 25 acres of land within a ring fence. The land is divided into manageable enclosures of level to gently sloping pasture with a southerly aspect. Within the Lot, a modern general purpose **Agricultural Building** (22.5m x 21.5m), galvanised steel portal framed under a twin pitch corrugated roof with space boarded elevations, arranged over two levels, one level being concrete surfaced and **Poly Tunnel** frame (42m x 9.5m).

The land would be suitable for the grazing of livestock, horses, horticultural uses or cropping.





**Basic Payment Scheme:** The land is registered for Entitlements which will be included in the sale

**Services:** Lot 1 Mains water, mains electricity and private drainage. Lot 2 The land is served via rainwater harvesting system which is pumped to header tanks and gravity fed to water troughs. None of these services have been tested and therefore no guarantees can be given.

**Solar Panels:** Solar panels are located within Lot 2. Further details available on request.

**Council Tax Band: House:- 'D'                      Barn To be assessed.**

**EPC: House: - E 39                                      Barn to be assessed**

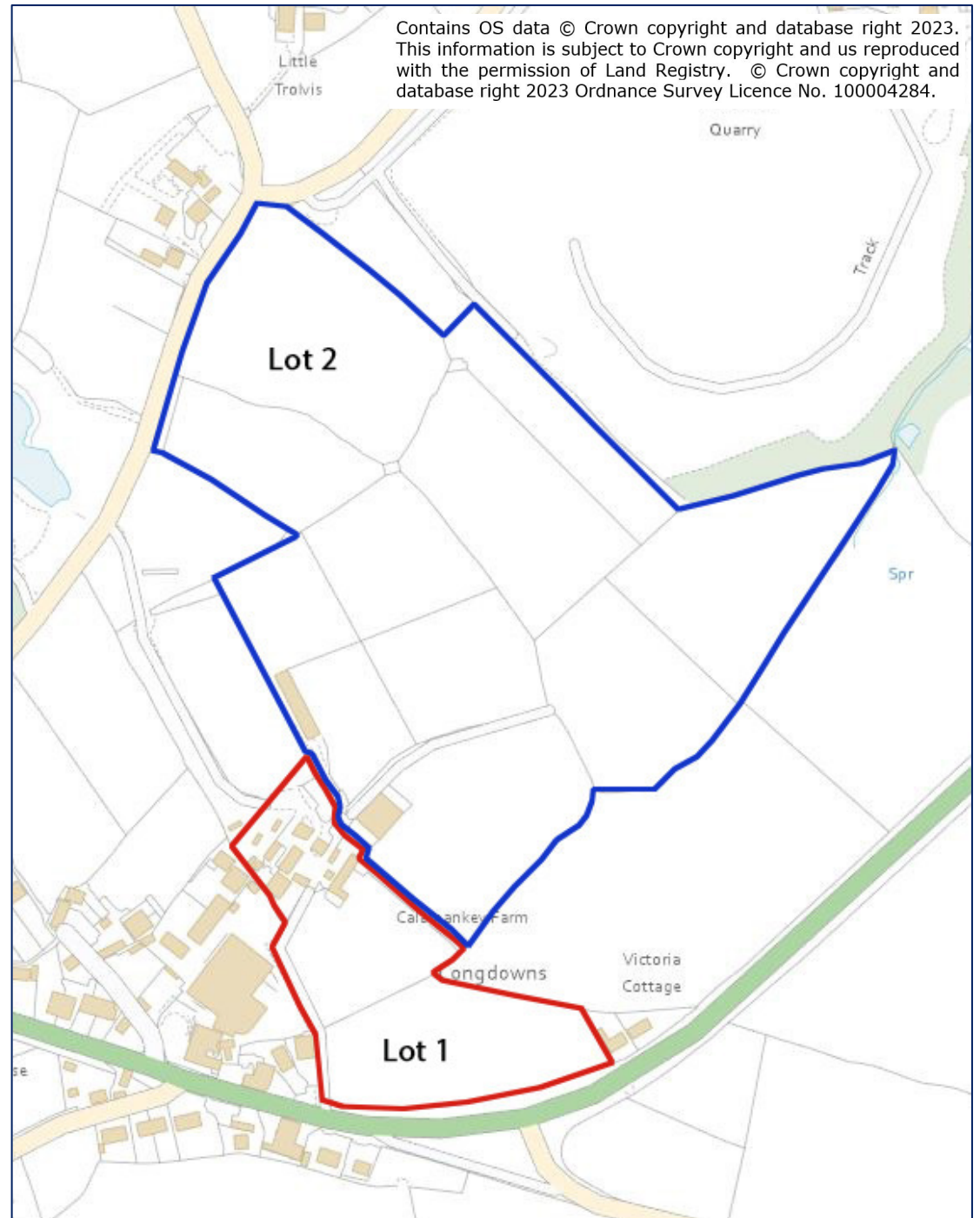
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. Footpath No 231/28/1 crosses the land.

**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:** Viewings by appointment with the sole selling agents Lodge & Thomas. Tel: 01872 272722

**Directions:** From Falmouth, following the A394 to Helston and on entering the village of Longdowns, the farm entrance will be found on your right.

**what3words**///stoppage.quarrel.bathtubs







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**LODGE & THOMAS**

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