



Lower Forge Farm
Nancekuke, Redruth

LODGE & THOMAS
ESTABLISHED 1892

Lower Forge Farm, Nancekuke, Redruth, Cornwall TR16 5UE

Guide Price OIEO £980,000 as a whole

- 4 bedroom cottage style dwelling
- Extensive range of outbuildings with conversion potential, subject to planning.
- Grounds extending in all to approximately 23 acres within a ring fence.
- Betwixt Redruth and North Corish Coast
- Available as a whole or in 4 lots.

A traditional Cornish farmstead, located within easy reach of the north Cornish coast, occupied by the same family for seven generations.

Lower Forge Farm is approached from the Council highway via a private driveway and comprises a detached cottage primarily of traditional stone construction with exposed granite quoins and lintels under a pitched slate roof, retaining character features within. The property now requires a programme of modernisation throughout.

The accommodation briefly comprises; two reception rooms, kitchen/diner, rear entrance and shower room to the ground floor and four bedrooms to the first floor.

Surrounding the house are mature gardens, primarily laid to lawn with mature borders with level parking to the rear of the house. To the side of the entrance drive lies a former grass tennis court.

A superb opportunity for a buyer seeking a model smallholding with diversification potential, subject to planning.



Lotting and Guide Prices

Lot 1 - Farmhouse, outbuildings & approx. 11.43 Acres (edged red)
Guide Price: £825,0000

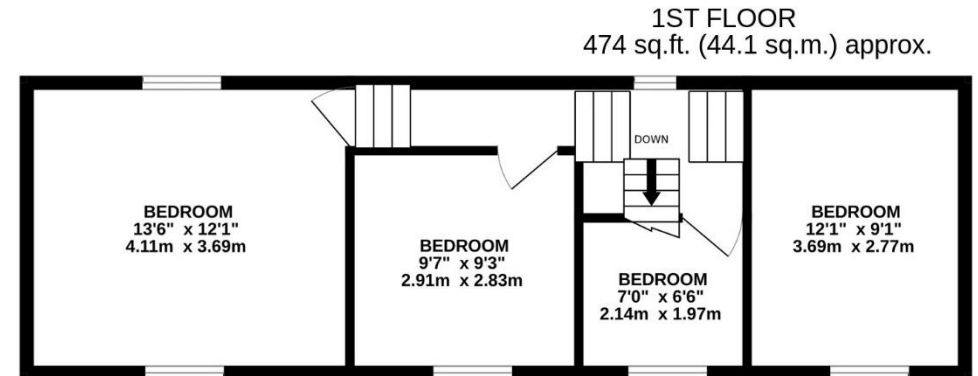
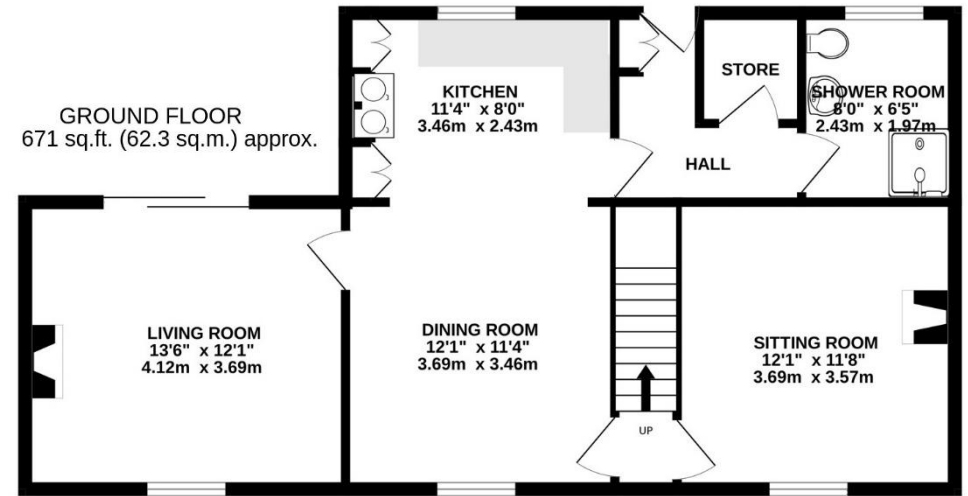
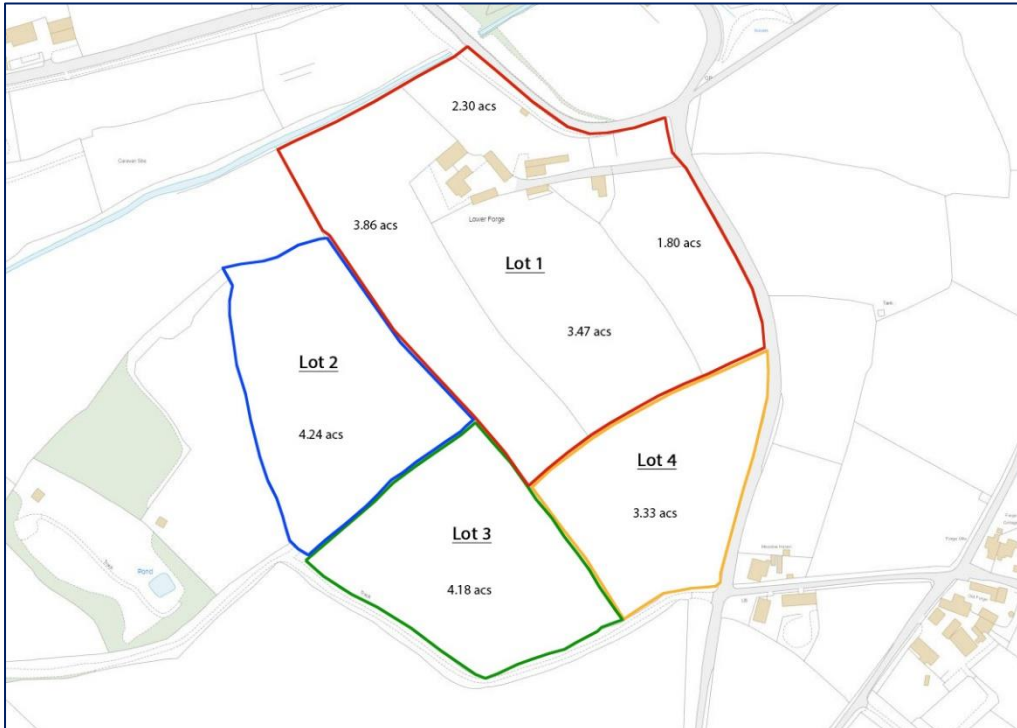
Lot 2 - 4.24 acres (edged blue)
Guide Price: Offers in excess of £55,000

Lot 3 - 4.18 acres (edged green)
Guide Price: Offers in excess of £55,000

Lot 4 - 3.33 acres (edged orange)
Guide Price: Offers in excess of £45,000

As a whole – Offers in excess of £980,000

If the farm is sold in lots, the purchaser of lots 2,3 and 4 will be responsible to the blocking up, in a traditional manner, any gateways or water troughs connecting to Lot 1.



The Outbuildings

An extensive range of outbuildings located to the rear of the property and accessed at the end of the driveway, are mainly centred around a concrete yard, providing ample turning and parking facilities. The outbuildings, subject to planning offer potential for alternative uses or redevelopment, subject to planning. The buildings comprise:-

Former Stable Building (14.15m x 3.97m) block elevations under a pitch corrugated roof, three doors out to a small yard area to the field;

Nissen Hut (11.5m x 4.98) corrugated exterior;

Poultry House; formerly housing 2400 birds.

Field Store (4.76mx2.25m); **Garage** (2.3mx5m) electric roller shutter door;

Workshop/store (5.5m x 5.2m) sliding door entrance, internal pedestrian door to: **Office/Workshop** (5.1m x 2.3m);

Workshop/Store (9.5m x 5.4m) of block elevations under a pitch corrugated roof;

Bull Pen (4.7m x 3.8m) of traditional construction under a scantle slate roof; Adjoining **Calf Shed** (3.89mx3.0m); Adjoining **Piggery** (3.7m x 6.8m);

Workshop/store (8.7m x 4.9m) concrete elevations under a pitch corrugated roof with adjoining open fronted **Garage** (5.1m x 4.03m), adjoining garage (not measured) roller shutter door.

Piggery (10.9m x 5.18m) divided into four farrowing pens with adjoining feed store;

Barn (17.8m x 9.89m) with block elevations under a corrugated roof with concrete floor.





The Land

The land is laid to pasture and divided into easy manageable enclosures with the whole extending to approx. 23.3 acres including the farmhouse, gardens and yard

The land is bounded by traditional Cornish hedge bank in the main is level to gently sloping with far-reaching views of the surrounding countryside.

The land is suitable for grazing for livestock or horses or for other agricultural or horticultural purposes.

For Lot 1, the land is accessed from the farmyard or highway. Lot 2 and Lot 3, the land is accessed from the adjoining bridlepath. Lot 4, is accessed from the public highway.



Situation

Lower Forge Farm is situated to the north of Redruth and lies within easy reach of the north Cornish coast. Redruth, steeped in mining history, provides a wide range of professional and retail leisure facilities along with both junior and senior schools.

Truro, the main administrative centre for the County is approx. 11 miles distant and provides an extensive range of retail, professional and leisure facilities, schooling and health care services.

The A30 can be accessed at Redruth, providing easy road access west into the County; Redruth boasts a mainline railway station on the Penzance to Paddington Line and Newquay airport lies approx. 22 miles distant.

The farm lies within easy reach of the north Cornish coast, renowned for its many scenic walks and sandy coves, a mecca for surfers. Both coastal villages of Porthtowan and Portreath are within easy reach, providing local facilities for everyday requirements and access to the beach.

Adjoining the property lies the coast-to-coast bridleway/cycle network, the Bissoe Trail, providing access to Portreath and to the south coast at Devoran. Also, in the area, there are numerous other quiet lanes and bridle paths for extensive riding out for both equestrian and cycling enthusiasts.

Services: Lot 1 Mains electricity, private water, private drainage. No services connected to Lots 2, 3 and 4.

Council Tax Band: D **EPC:** F

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.

Viewings: Strictly by appointment with the sole selling agent Lodge & Thomas
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From the Avers roundabout off the A30, follow signs to North County and continue past and after approx. 1 mile the farm will be found on the left hand side

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