



Melody Farm
&
The Emerald

NR TRURO • CORNWALL





Beautiful farmhouse and luxury eco-holiday estate

- Luxury 'eco' retreat
- 5 bedroom farmhouse with a separate cottage
- 5 zero carbon holiday cottages
- Swimming pool and gym
- Solar farm
- Tennis court
- Licensed wedding venue

- Truro – 3.5 miles
 - Falmouth – 8 miles
 - Newquay Airport – 22 miles
- (all distances are approximate)

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Situation

Melody Farm and The Emerald is a small private estate of some five acres situated between the cathedral city of Truro and the port of Falmouth in South Cornwall.

Cornwall's unique quality comes from its historic landscape and spectacular coastline. Long sandy beaches, sheltered anchorages and rugged cliffs combine to produce what is now one of Europe's most exciting and fashionable playgrounds.

Truro's highly regarded shopping centre is within four miles, where there is also the main line rail link to London Paddington and a number of state and private schools. About eight miles to the south, Falmouth is one of the world's largest natural harbours and home to the landmark National Maritime Museum Cornwall and the Royal Cornwall Yacht Club, besides a host of superb yachting facilities. There are four golf courses within about 12 miles and a number of world-class surfing beaches on the north coast within 15 miles.

For the equestrian-minded the Bissoe trail lies in the nearby Carnon Valley and links the south coast at Devoran with the north coast at Portreath. There are additional bridle paths in the locality.

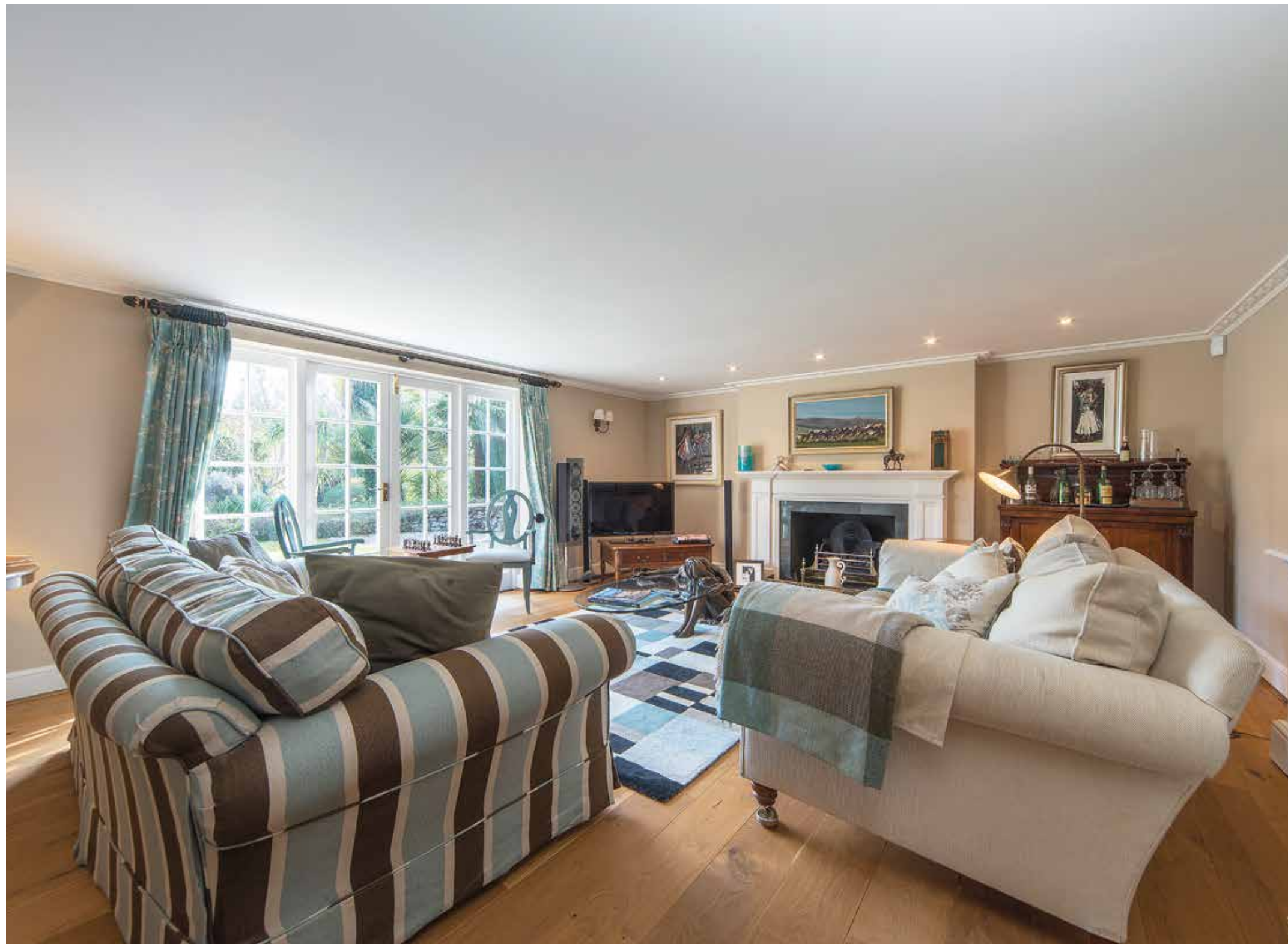
There are regular flights to London and other locations from Newquay Airport, about 22 miles away.

History

The main house, originally known as 'Chycowling' has its first record of ownership in 1565 named as Darrel Stephens. Following this, many documents name a Richard Cowlinge, son of John Cowlinge and also Geoffery Cowlinge as residents. This would most likely be where the name initially came from: 'Chy' is from the ancient Cornish Celtic language meaning 'house of' and therefore 'Chycowling' would mean 'house of the Cowling'. After this, Chycowling was owned by the Earl of Falmouth (the Boscawen family) who also owned the Tregothnan Estate.

The grounds of The Emerald (farmland, fields and meadows) was owned in pre-Victorian times by a small number of Cornish families: names such as Tremayne and Lemon of Carclew, Boscawen and Agar-Robartes of Lanhydrock appear on many land deals and leases in this area over several generations. Each of these families were wealthy, all owing their fortune to mining alongside backgrounds as merchants and bankers. The families of Agar, Lemon and Boscawen owned most of the land which now makes up the village The Emerald is situated in: Carnon Downs.

Since 1920, the property has undergone several changes of ownership. In recent years it operated as a small caravan and camping park until 1999 when the old house and the remains of the outbuildings were demolished and replaced by the present house. The formal gardens were established during this time and the current owners moved here in 2010 to commence their vision for what is today: "The Emerald".



Melody Farm

A former farmhouse, facing south over its own gardens and grounds, Melody Farm represents an extremely rare opportunity to acquire a beautifully renovated country home with privacy and seclusion, yet just four miles from the schools and main line railway station of Truro.

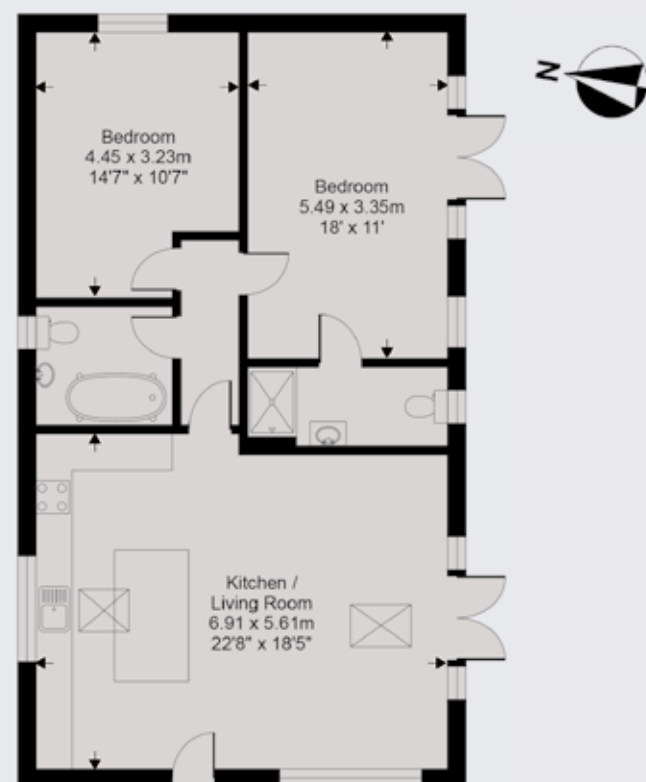
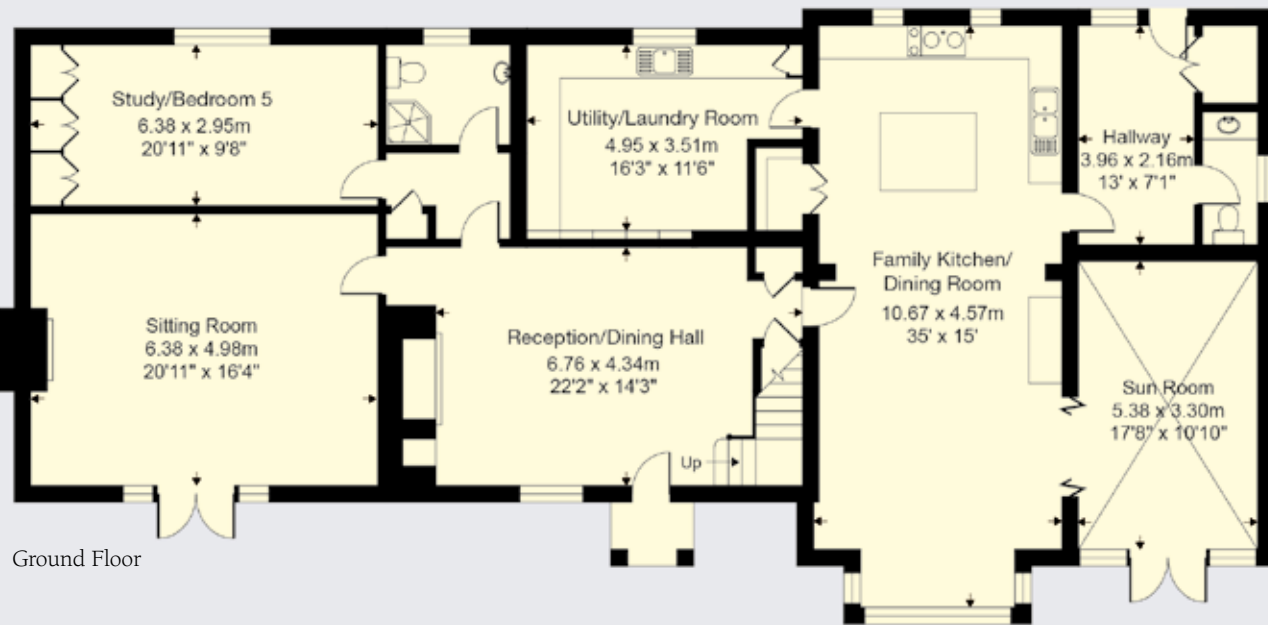
Specified and maintained to a very high standard, the house takes full advantage of its south facing site, plenty of light and views over the sub-tropical plantsman's gardens being brought into nearly all of the rooms. Of particular note is the large live-in family kitchen/dining room which

opens into the conservatory, and in turn leads out onto the upper terrace and lawns overlooking the lake.

Upstairs, the main suite comprises a large dual aspect bedroom, dressing room and an en-suite bathroom. There are three further bedrooms and a family bathroom with a further guest bedroom suite and shower room on the ground floor.

In all, a hugely desirable and impeccably presented private country house within easy reach of both Truro and the Fal estuary.





Approximate Gross Internal Area
 Melody Farm: 327.5 sq m / 3526 sq ft
 The Gatehouse: 85.6 sq m / 921 sq ft
 For illustrative purposes only - Not to scale

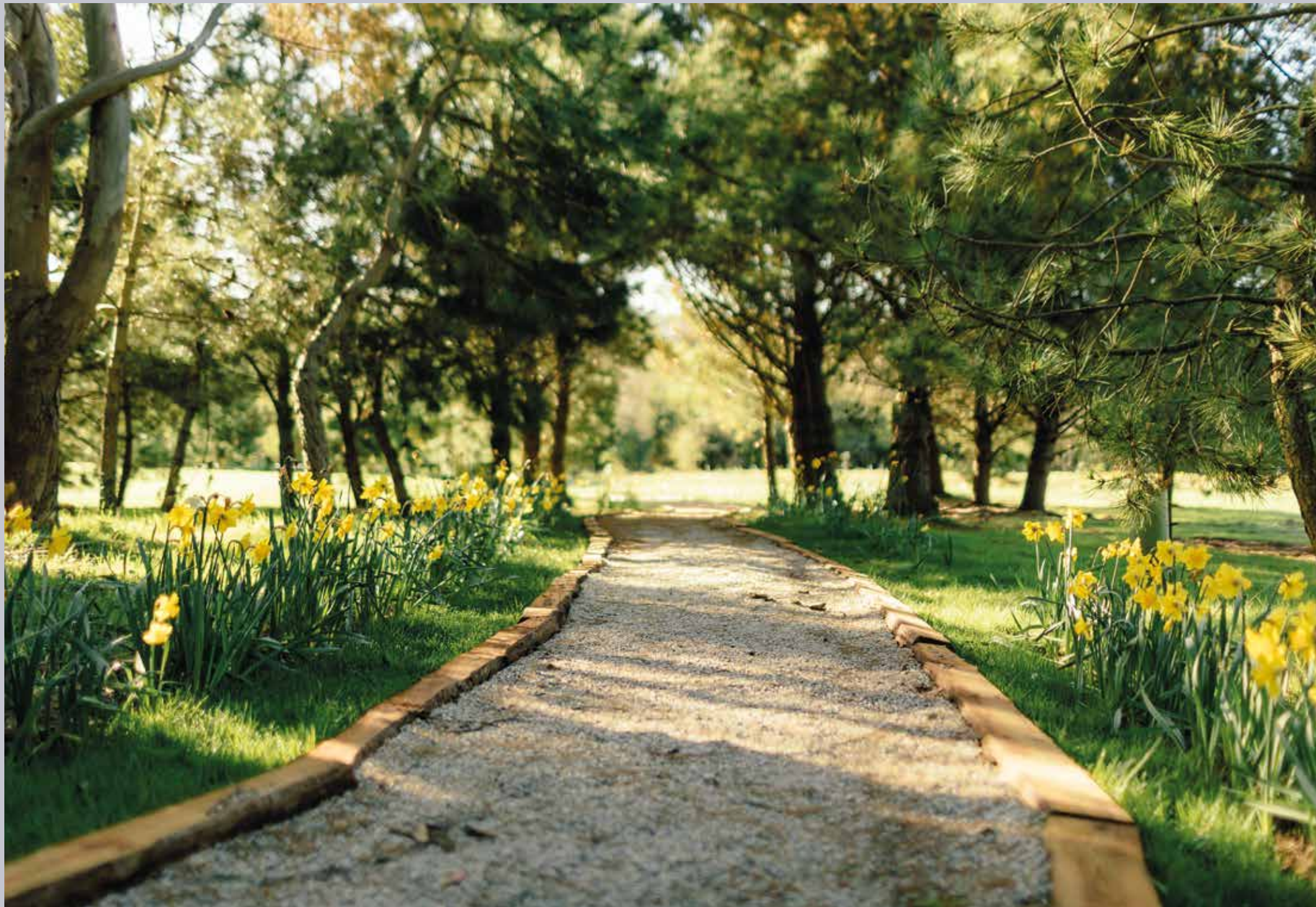
Melody Farm
 The Gatehouse



The Gatehouse (Sleeps 4 / 6)

The Gatehouse is a detached house situated in the orchard. The house maintains the exacting standards found throughout the site and benefits from features such as the under floor heating and vaulted ceiling.

Entrance to the open plan kitchen and living area with double patio doors overlooking the delightful orchard. Master bedroom with an en suite shower room and double patio doors to the orchard, second double bedroom and family bathroom.



The Emerald

The Emerald's extremely high standard of accommodation and its unique sustainable credentials means it is at the very pinnacle of self catering complexes available in Cornwall.

Awards include Silver in the Sustainable Tourism category at the Visit Cornwall Tourism Awards and a Special Award for low impact building and water management at the South West Tourism Excellence Awards.

Despite being a business in its infancy, The Emerald consistently excels in providing its guests with the highest standards of luxury and service.

The zero carbon holiday homes at The Emerald have been built and converted by our clients over the last five years to exacting standards both in terms of the finish and in their green credentials.

The Code for Sustainable Homes is a voluntary national standard for the sustainable design and construction of

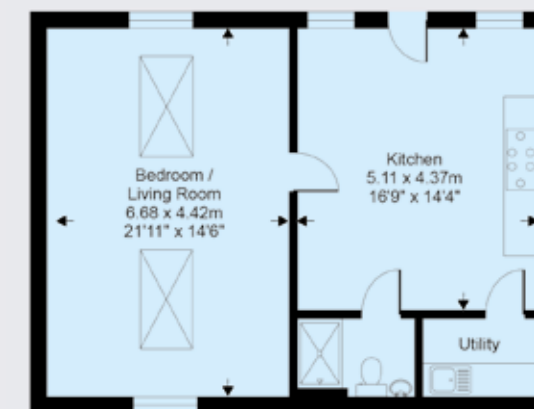
new properties. Assessment encompasses nine categories and marks each against a star rating of one to six. Level six is the highest achievable and reflects exemplary development in terms of sustainability. The Emerald has achieved a coveted maximum six star rating. We understand that there are only sixteen properties that meet this standard in the UK and four of them can be found at The Emerald. These four are also the only code six star rated holiday letting units in the UK making this a unique opportunity to acquire properties at the very cutting edge of sustainable design.

Features include sedum roofs, air source heat pumps, grey water recovery systems, rainwater capture, triple glazing, ultra thick earth wool insulation, timber framed buildings clad in accredited sustainably sourced cedar and the use of thermal panels to heat water and photovoltaic panels to generate electricity.



Approximate Gross Internal Area
59.9 sq m / 645 sq ft

For illustrative purposes only - Not to scale



Willow

A detached timber frame lodge with an attractive vaulted ceiling. Willow is currently used as an office and store but has the planning in place to be used as an additional holiday let. There is a shower and WC, fitted kitchen and Wi-fi. An Electric car charging point is on the outside wall.

Fern



Approximate Gross Internal Area
 Fern: 81.4 sq m / 876 sq ft
 Cedar: 81.4 sq m / 876 sq ft

For illustrative purposes only - Not to scale

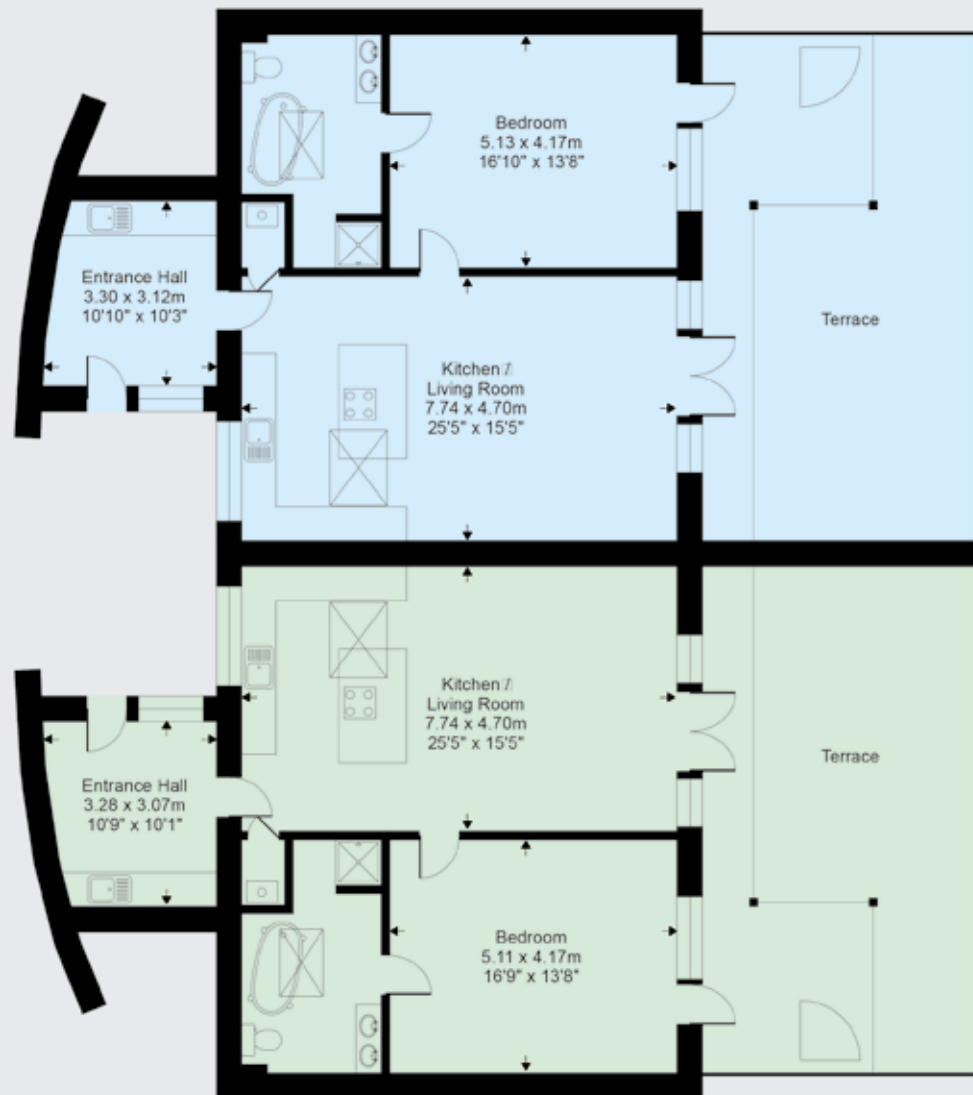
- Fern
- Cedar



Fern and Cedar
 (Sleep 2 each)

These one bedroom single storey properties are semi detached with insulated and sound proofed walls and mirror their arrangements. They are finished to the highest standard throughout with under floor heating, oak flooring, granite worktops, flat screen smart TVs with Netflix and wi-fi.

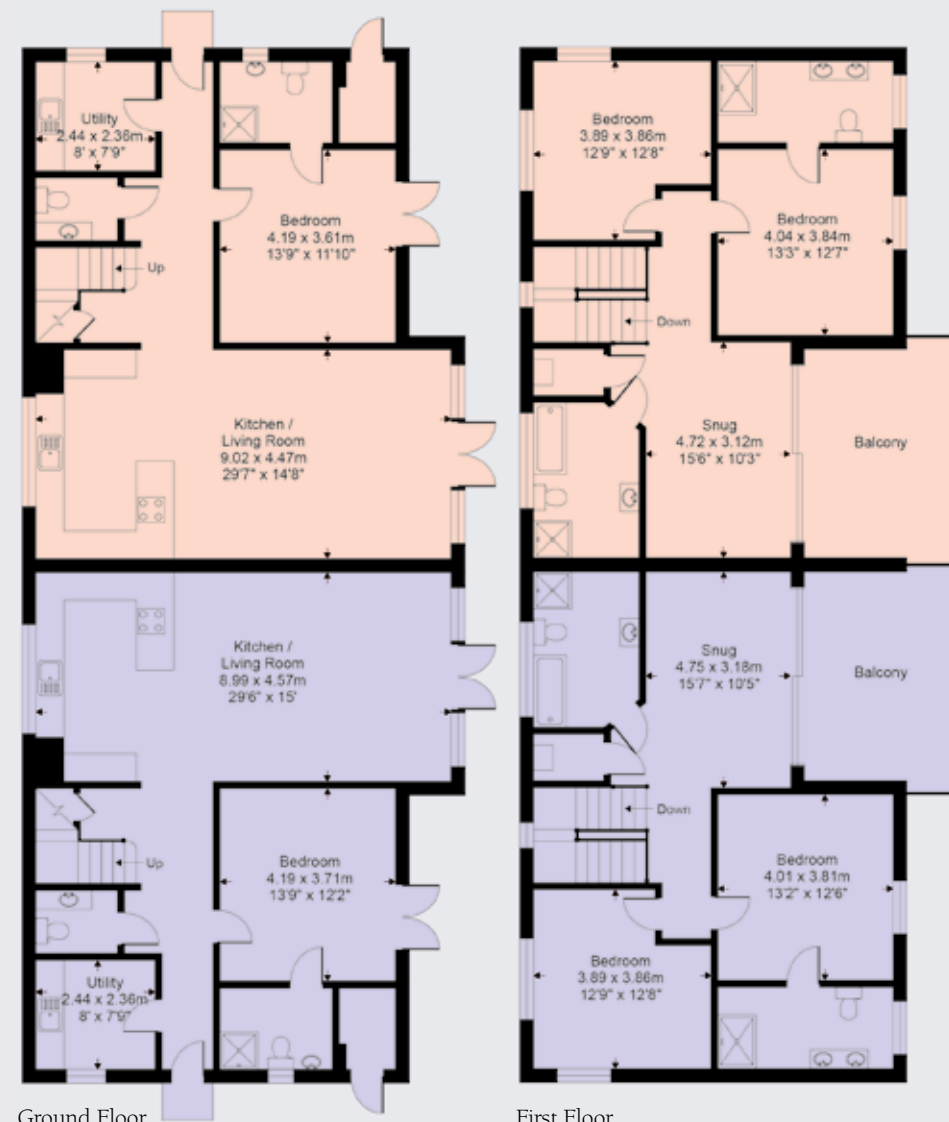
Accommodation includes: Entrance to utility room with separate washer and dryer leading to open plan kitchen and living room. Bedroom with en suite bathroom with large oval ceramic bath with skylight over, separate monsoon shower and his and hers basins. Access from bedroom onto private external decked area with hot tub and glazed balustrade and views over the countryside.



Coast and Drift (Sleep 6 each)
 Drift and Coast are stunning family suites with three bedrooms, three bathrooms and two sitting rooms arranged over two floors. They continue the outstanding finish found in Fern and Cedar with smooth oak floors, thoughtful décor and attention to detail such as the provision of coffee machines and wine coolers as well as the amenities found in the other lodges such as smart TVs and wi-fi.

Accommodation includes: Entrance hall, utility room with washer and dryer, downstairs cloak room. Hallway leading to open plan kitchen and living room with spacious dining area and double patio doors. Bedroom one is located on the ground floor with en suite with monsoon shower. First floor has a second sitting room and sliding doors to access the balcony. Master double bedroom with en suite shower room and his and hers basins, a further twin bedroom and a family bathroom with a walk in shower and a large bath.

Drift



- Drift
- Coast



Approximate Gross Internal Area
 Drift: 162 sq m / 1744 sq ft
 Coast: 166 sq m / 1793 sq ft
 For illustrative purposes only - Not to scale

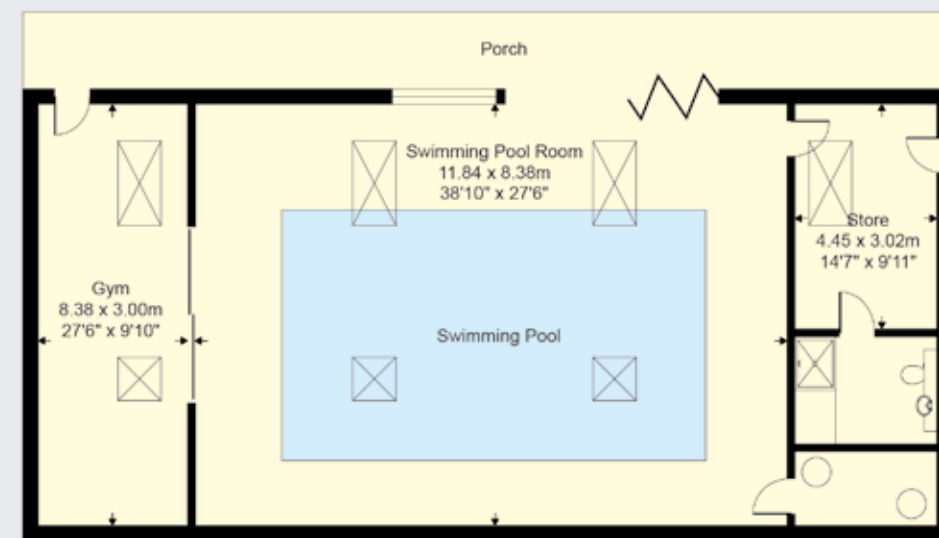
Ground Floor

First Floor



Gardens and Grounds

The mature, lush gardens and grounds are extensively stocked with both evergreen and flowering plants, trees, formal lawns, orchard and a large pond in front of the house.



For illustrative purposes only - Not to scale

LEISURE FACILITIES

Swimming Pool

The 10 metre swimming pool is housed in a separate building. LED mood lighting and underwater pool lights ensure a relaxing ambience as does the constant temperature of 32°C. The fully insulated building and under pool insulation ensures as little heat escapes as possible, complimented by the electric energy saving pool cover. The pool is heated by a commercial air source pump. There is also a changing room and cloakroom.

Gym with exercise equipment including his and hers treadmills, Concept 2 rowing machine and cross trainer. Flat screen TV and Bose sound system.

Other facilities include a smart tennis court, an all weather tennis table and a children's play area.

ZERO CARBON

The Emerald operates according to the Code for Sustainable Homes and is assessed according to this code in order to demonstrate that they are zero carbon and truly environmentally friendly. The code is graded in six levels and the Emerald is certified as Code Six, the highest possible grading and the very first tourist accommodation in the UK to achieve this rating.

The code covers nine categories to measure sustainability:

- Energy and CO2 Emissions
- Water
- Materials
- Surface Water Run-Off
- Waste
- Pollution
- Health & Well-being
- Management
- Ecology

To score the highest rating possible, one has to gain points consistently across these categories and earn 90% to be considered 'Zero Carbon'. The Emerald currently stands at 92%. The estate generates its own electricity, produces its own water, has very high levels of insulation, utilises recycled materials, recycles waste, has planted native trees (over 100), reducing the energy consumption of the Emerald by over 90%.



GENERAL REMARKS & STIPULATIONS

The Business

Information pertaining to the business is summarised in an information memorandum which can be made available to bona fide parties on request.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

Electricity

Electricity is supplied from its own solar farm 120 photo voltaic solar panels that produce approximately 35 kWh of electricity yielding a payment of circa £11,000 per annum. In addition, there is mains electricity on site and for Melody Farm and The Gate House.

Water

Water is supplied from a private borehole via electric pump. Mains water is also provided on site and for Melody Farm and The Gate House. Grey water recycling. Tanks installed underground.

Drainage

Private drainage.

Lighting

All LED and low energy lighting.

Hot water and heating

Hot water for the lodges is generated through Nu-Heat solar hot water heating panels as well as

air source heat pumps. The under floor heating in the lodges is also provided via air source heat pump. Oil fired central heating is provided to Melody Farm and The Gate House.

Other intelligent design considerations are triple glazed windows from Norway, sustainable insulation, sedum roofs, south facing lodges with larger windows to the front to maximise solar gain. Sustainable natural materials were sourced locally wherever possible.

Local Authority

Cornwall County Council,
County Hall, Treyew Road, Truro, TR1 3AY.
www.cornwall.gov.uk
T 0300 1234 100

Tenure

Freehold.

Rateable value

The Emerald: Holiday Homes (Self Catering):
£17,000.

Melody Farm: Council Tax band F.

EPC

A copy of the full Energy Performance Certificates for all the dwellings are available upon request from the selling agents

Fixtures and Fittings

All fixtures, fittings and equipment used in the operation of the business are to be included in the sale.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

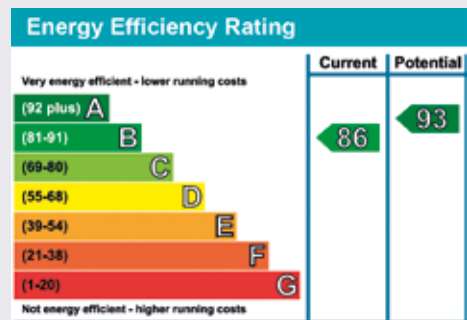
Directions (Sat Nav TR3 6LN)

From Truro take the A39 heading east towards Falmouth. After approximately 2 miles at the Playing Place roundabouts take the second exit on the first roundabout before taking the third exit on the second roundabout onto Chyreen Lane. Stay on this road for approximately 0.8 miles until you reach a crossroad. Cross straight over and the property will be on the left hand side after approximately 0.2 miles.

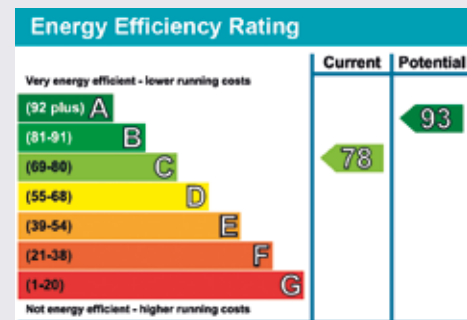
Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

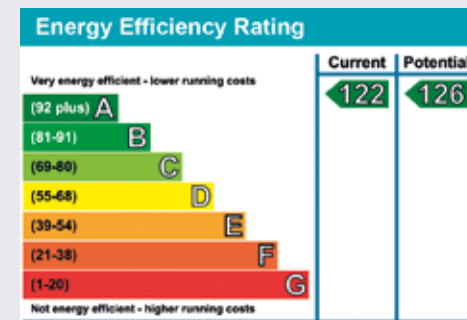
Melody Farm



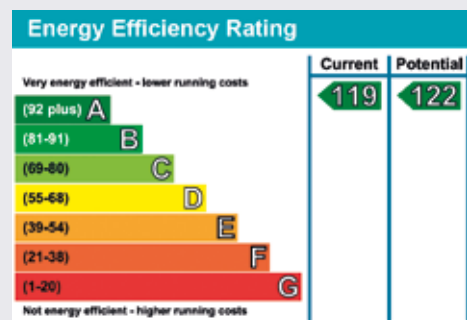
The Gatehouse



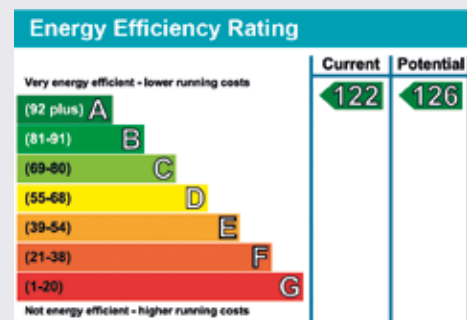
Fern



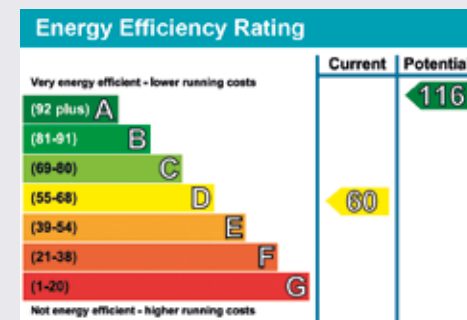
Drift



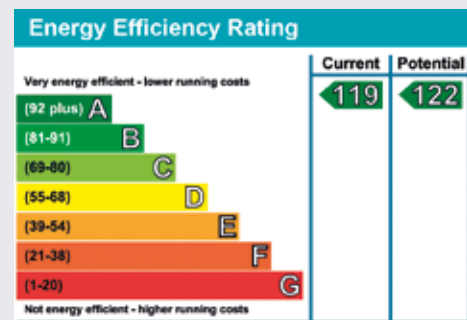
Cedar



Willow



Coast



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