



Tretheague Farm
Stithians Truro

LODGE & THOMAS
ESTABLISHED 1892

Tretheague Farm,
Stithians, Truro,
Cornwall TR3 7AF

Guide Price: £1,650,000 Freehold

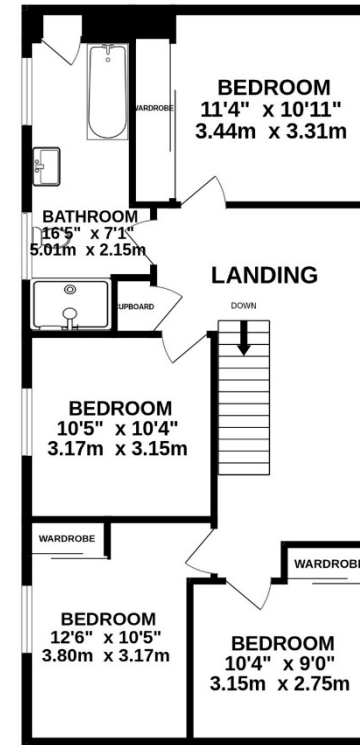
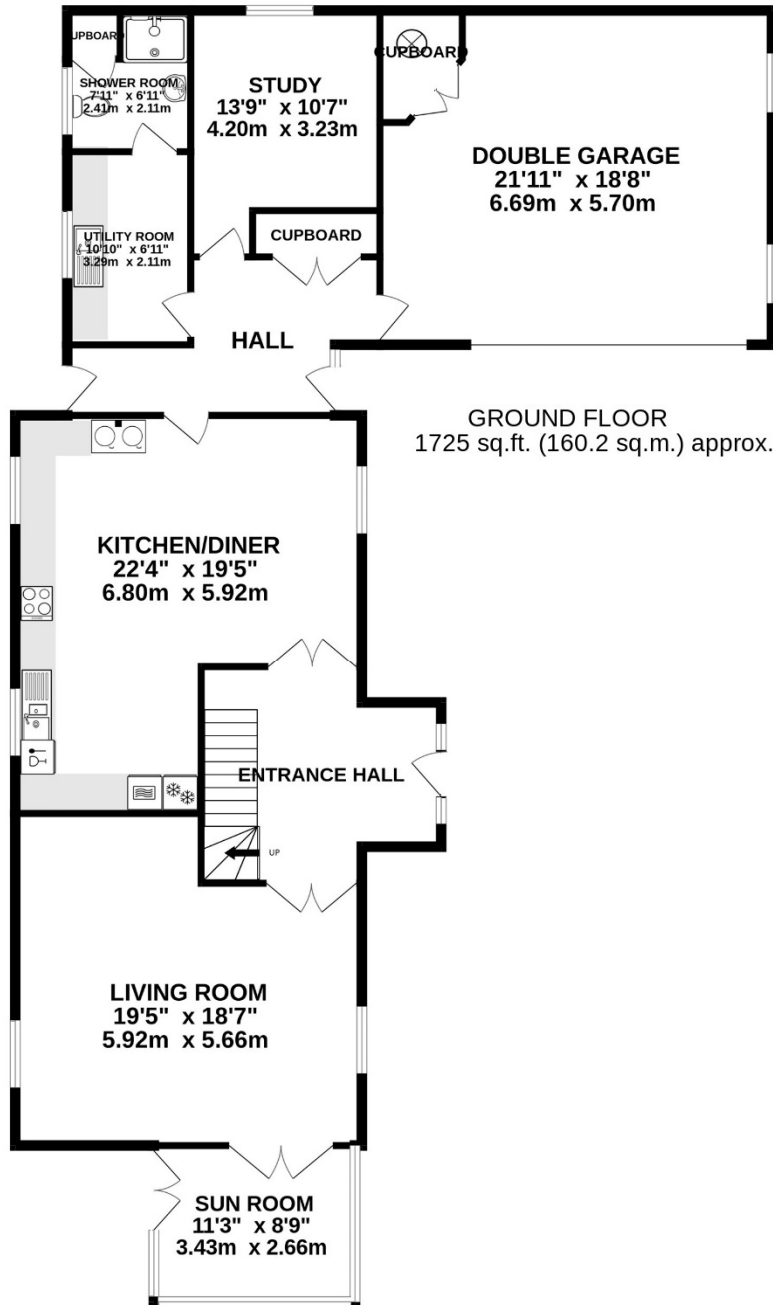
- 2,500sqft four bedroom farmhouse
- 102 acres of land within a ring fence
- Two modern farm buildings
- Quiet and secluded setting
- Close to Stithians village and reservoir

A substantial four bedroom farmhouse completed in 2018 with double garage together with two modern farm buildings and associated yard area. A combination of arable and permanent pasture land extending in total to approximately 102 acres within a ring fence.

Tretheague Farmhouse was completed in 2018 and is an impressive four bedroom residence with a south-easterly aspect and extensive views over the surrounding countryside, farm buildings and much of the land.

Fronted with a combination of stone faced and painted rendered elevations beneath a dual pitch slate roof, the farmhouse is in pristine decorative order. The property is fully double glazed and fitted with roof mounted PV panels and an air source heat pump system, fuelling central heating and hot water systems, providing a useful income. In addition, there is an electric feature fireplace within the living room and an oil-fired Rayburn within the large kitchen/diner/family room.





Outside

The property is fronted by a large tarmacadam and gravelled parking and turning area with a driveway returning back to the Council highway.

On the lower side of the property, nearer the entrance and helping to provide privacy is the **Main Barn** (74'4 x 74'4) timber frame general purpose agricultural building with park concrete and part earth floor, suitable for storage and machinery and farm implements together with livestock housing, clad with timber boarding and profile cement sheet roof, electricity connection and main electricity meter for the holding.

To the rear of the house, with a concrete apron is the **Workshop/Store** (44'2 x 28'8) timber frame and timber clad building, concrete floor, pitch roof with profile cement sheeting, electricity and water connections, sliding doors.





The Land

The land is classified as being Grade III on the Land Classification Map for the area. In total the farm extends to approximately **102.18 acres (41.35 hectares)** within a ring fence and is currently comprised of a combination of permanent pasture and arable fields. There are approximately 53 acres of permanent pasture fields and approximately 39 acres of arable fields which have been let recently on an annual basis to a grower for summer cabbage production. The current tenant's Agreement expires on the 31st October 2023. The remaining areas of land are scheduled as tracks/yard/quarry/waste.

We are advised that each of the permanent pasture fields have access to water, either with mains water pipe to troughs, or water pipes within close reign. Some of the arable fields also have a water pipe within close range.

The majority of gateways have functioning gates and the perimeter of the permanent pasture areas are stock fenced but not to every internal boundary. There are public footpaths crossing the farm but no bridleways.

All of the farm is within the Truro, Treslillian and Falmouth Nitrate Vulnerable Zone, and the land lies between approximately 125m and 170m (410ft and 555ft) above sea level with a mainly south-eastly aspect. In general, the land is level or gently sloping.



Agent's Notes:

Overage Clause: Extending to a period of 31 years from the 02/08/2007, payable on grant of planning permission for residential or light industrial use applied to the five fields on the north-eastern side of the farm. (Field Nos. 7980, 9069, 9762, 0355, 0951).

There are additional covenants which includes no breeding of pigs or poultry on the property, and no non-agricultural use of the existing barns. Any future buyer will be expected to sign a Deed of Covenant with the neighbour. No building of any type is permitted on the grassed area between the house and the main shed.

Agricultural Occupancy Condition: As a condition of the planning consent granted 25/11/2015, under Application No. PA15/02272, the occupation of the dwelling shall be limited to a person solely or mainly working or last working in the locality in agriculture as defined by Section 336(1) of the 1990 Town and Country Planning Act (as amended) or in forestry, or a widow or widower of such a person, and to any resident dependant.

Location

The property is approached via a hard-surfaced entrance lane off the Council maintained highway, leading past the larger of the two farm buildings on the holding, to arrive at the farmhouse fronted by a substantial hard-surfaced parking and turning area.

The farm is within a ring fence and is situated between Stithians village and Stithians Reservoir. The entrance to the farm is approximately 0.4 miles south-west of the village of Stithians, a thriving bustling village where local amenities include a village store, school and church. The village itself is central to many of the major towns in the area, including the famous town and port of Falmouth (approx. 8 miles distant) which offers a huge array of shopping, leisure, schooling and health facilities together with a branch Penzance to Paddington railway line. The Cathedral City of Truro (approx. 11 miles distant) is regarded as the main commercial hub for Cornwall offering an even greater range of facilities

Stewardship Scheme: 5 year scheme (2 years remaining) which will need to be completed by a future owner, who will have benefit of the remaining payments.

Services: Mains water and electricity. Private drainage. None of these services have been tested and therefore no guarantees can be given.

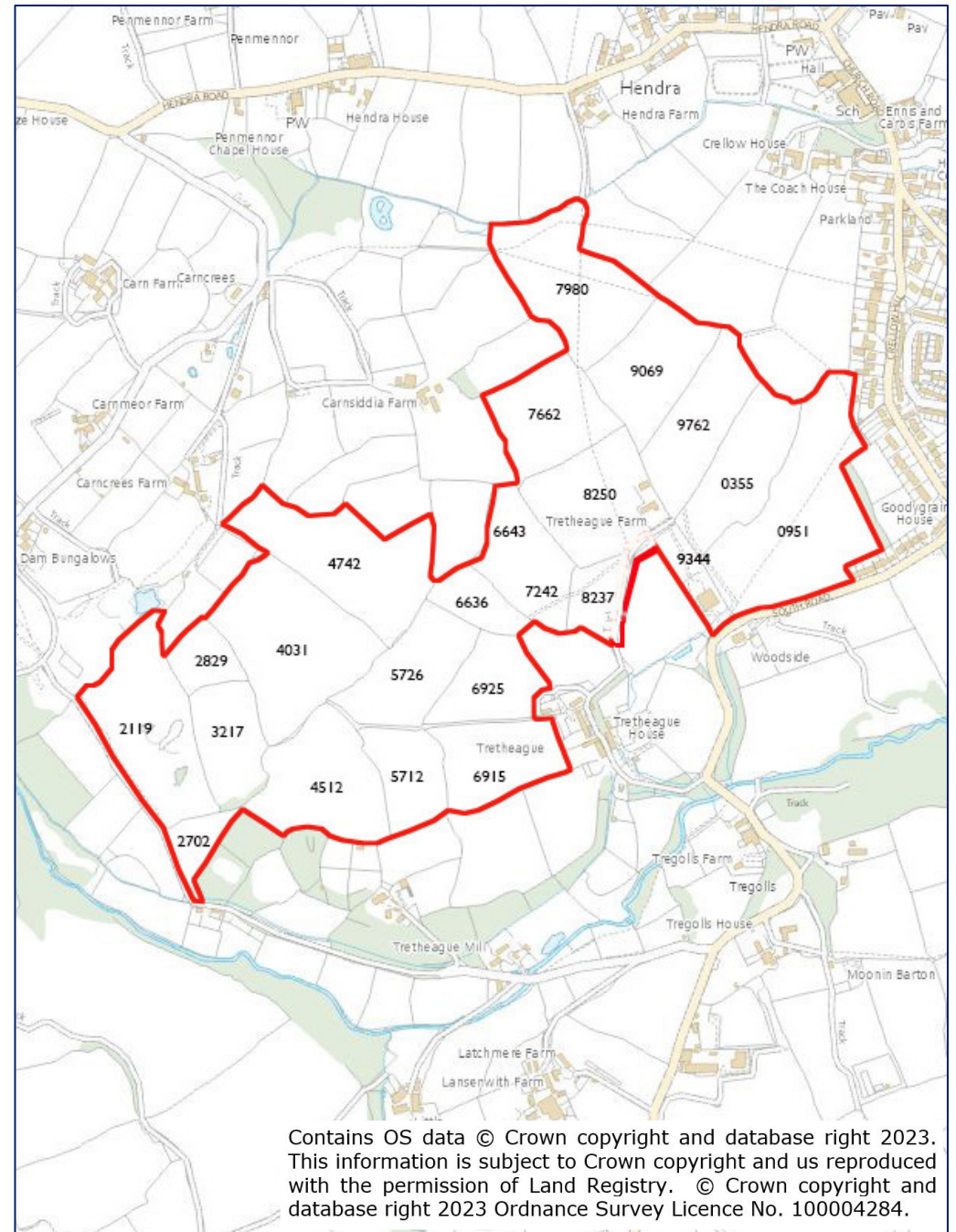
Council Tax Band: C **EPC Rating:** B

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 agents Lodge & Thomas. Telephone 01872 272722

what3words:///personal.beaten.ratio **Google Plus Code:** 5RM9+9G, Truro



TRETHEAGUE FARM, STITHIANS, TRURO, CORNWALL TR3 7AF

Field Schedule with Anticipated Cropping at 29/SEP/2023

(Data provided by Landlord based on RPA Maps)

OS Grid Square	Field Number	Hectares	Acres	Description / Land Use
SW7236	2119	2.92	7.22	Quarry / Waste
SW7236	2702	0.56	1.38	* GS17 & GS2 *
SW7236	2829	0.69	1.71	* GS2 *
SW7236	3217	1.42	3.51	* GS1 & GS2 *
SW7236	4031	3.36	8.30	P Pasture – sown 2021
SW7236	4512	2.46	6.08	P Pasture – sown 2020
SW7236	5712	1.24	3.06	P Pasture – sown 2020
SW7236	6915	1.71	4.23	P Pasture – sown 2018
SW7236	6925	1.33	3.29	P Pasture – sown 2018
SW7236	5726	1.80	4.45	P Pasture – sown 2021
SW7236	4742	3.02	7.46	Arable
SW7236	6636	0.75	1.85	* AB8 *
SW7236	7242	1.63	4.03	Arable & * AB1 (Corner) *
SW7236	6643	0.04	0.10	Track
SW7236	8237	0.69	1.71	P Pasture
SW7236	8250	2.28	5.63	P Pasture
SW7236	7662	1.90	4.70	Arable
SW7236	7980	2.72	6.72	Arable
SW7236	9069	1.93	4.77	Arable
SW7236	9762	1.90	4.70	Arable
SW7336	0355	1.91	4.72	P Pasture – sown 2017
SW7336	0951	4.20	10.38	Arable and P Pasture divided by footpath 50/50
SW7236	9344	0.44	1.09	Yard
SW7236	8637	0.28	0.69	Lane
SW7236	6320	0.17	0.42	Lane
TOTAL		41.35	102.18	

Countryside Steward Scheme Expires 31st December 2025. Options to be complied with in the field parcels identified above: -

- GS1** Take Small Areas Out of Management
- GS2** Permanent Grassland with Very Low Inputs
- GS17** Lenient Grazing Supplement
- AB1** Nectar Flower Mix
- AB8** Flower Rich Margins and Plots

The Arable fields will have been utilised for a crop of Summer Cabbage in 2023.



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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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