



Trethannas Farm  
Higher Trethannas, Praze-an-Beeble

LODGE & THOMAS  
ESTABLISHED 1892

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## Trethannas Farm

Higher Trethannas, Praze-an-Beeble  
Camborne TR14 9PQ

### Guide Price - £1,350,000 for the whole - Freehold

- Handsome period farmhouse
- Requiring refurbishment throughout
- Courtyard of traditional stone barns
- Modern agricultural buildings
- Up to 50 acres of land
- Extensive countryside views

An imposing residence originally built in 1912 of traditional stone construction with exposed granite quoins under a natural slate roof, with a later two storey extension. The property has been in the same family ownership since construction and now requires full refurbishment throughout but lends itself to be utilised as dual family accommodation or indeed as a sizeable family home.

### Location

Trethannas Farm is accessed off a minor country lane in the hamlet of Trethannas lying approximately ½ a mile east of the village of Praze-an-Beeble, which provides facilities for everyday requirements to include village shop, GP surgery, primary school and public house. The towns of Camborne to the north and Helston to the south, provide a greater variety of retail and professional services along with many leisure facilities and schooling. Camborne boasts a mainline railway station on the Paddington to Penzance line and also access to the A30 dual carriageway, the main arterial road through the County. For the sporting enthusiasts, the farm lies in an area renowned for its extensive riding out or cycling along many quiet country lanes.





The property is entered via an open wood frame porch with a slate roof and tessellated tiled floor leading through a stained glass front door with stained glass side panel, to the entrance hall with a main staircase to the first floor.

The property boasts extensive accommodation to include a drawing room and dining room both with bay windows, marble open fireplaces, living room with conservatory to the front of the house, kitchenette/breakfast room, inner hall with L-shape bathroom off with freestanding bath, pedestal wash hand basin & wc, kitchen with dairy to the rear with access to outside.

The first floor provides a landing with walk-in storage cupboard, five double bedrooms and a bathroom with bath, shower cubicle, wc and pedestal wash hand basin.

Outside, the house is complemented with formal gardens to the front and side, predominantly laid to lawn with established perennial shrubs and plants, seven large conifer trees lining the edges and containing a greenhouse.

Through the garden is laid the original driveway with granite stone wall and wrought iron gates at the entrance. The garden to the rear contains an area of lawn, shrubbery and greenhouse together with useful outbuildings, one containing the central heating oil tank.

**Services:** Mains electricity, private drainage and water from a private natural supply via a borehole pumping the water to a header tank.

**NB:** We understand that mains water has been connected to the property in the past but is currently disconnected. Enquiries should be directed to South West Water 0344 346 2020. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band: F EPC: G**





## The Farm Buildings

The buildings are set to the rear of the farmhouse and are accessed over a farm track which leads past and to the side of the farmhouse to the farmyard.

The farm buildings comprise a range of traditional single storey and two storey barns as well as more recent cattle and general-purpose sheds.

An attractive U-shape range of traditional single storey and two storey barns with slate roofs, set around a concrete surfaced yard. Two storey section (90' x 18') and single storey sections (57'6 x 16'6 and 44'3 x 13'6). Opposite the range of stone barns is a dilapidated stone and slate roof former boiler house.

Abutting the rear of the single storey barn is a cattle shed with concrete block walls under a mono-pitch corrugated asbestos roof containing cubicles and dung passage with adjacent concrete surfaced feeding yard with concrete block outer walls and concrete trough.

To the rear of the two storey barn are dilapidated buildings: A former Cattle Shed (35' x 18') built of concrete block walls and steel frames, and a Dutch Barn with attached timber frame and corrugated sheeted roof Cattle Shed (45' x 18').

An open fronted Cattle Shed (45' x 30') of galvanised steel frame construction with Big 6 fibre cement corrugated sheeted roof, concrete block side and rear walls with perforated profile steel cladding over. Concrete floor throughout.

On the other side of the farm track, open fronted Machinery Shed (35' x 25') of timber frame construction with corrugated sheeted roof, attached to a timber and steel frame corrugated sheeted Baler Shed together with former Piggeries (30' x 25') of concrete block construction with an attached timber frame and corrugated sheeted Cattle Shed (45' x 18').





## The Land

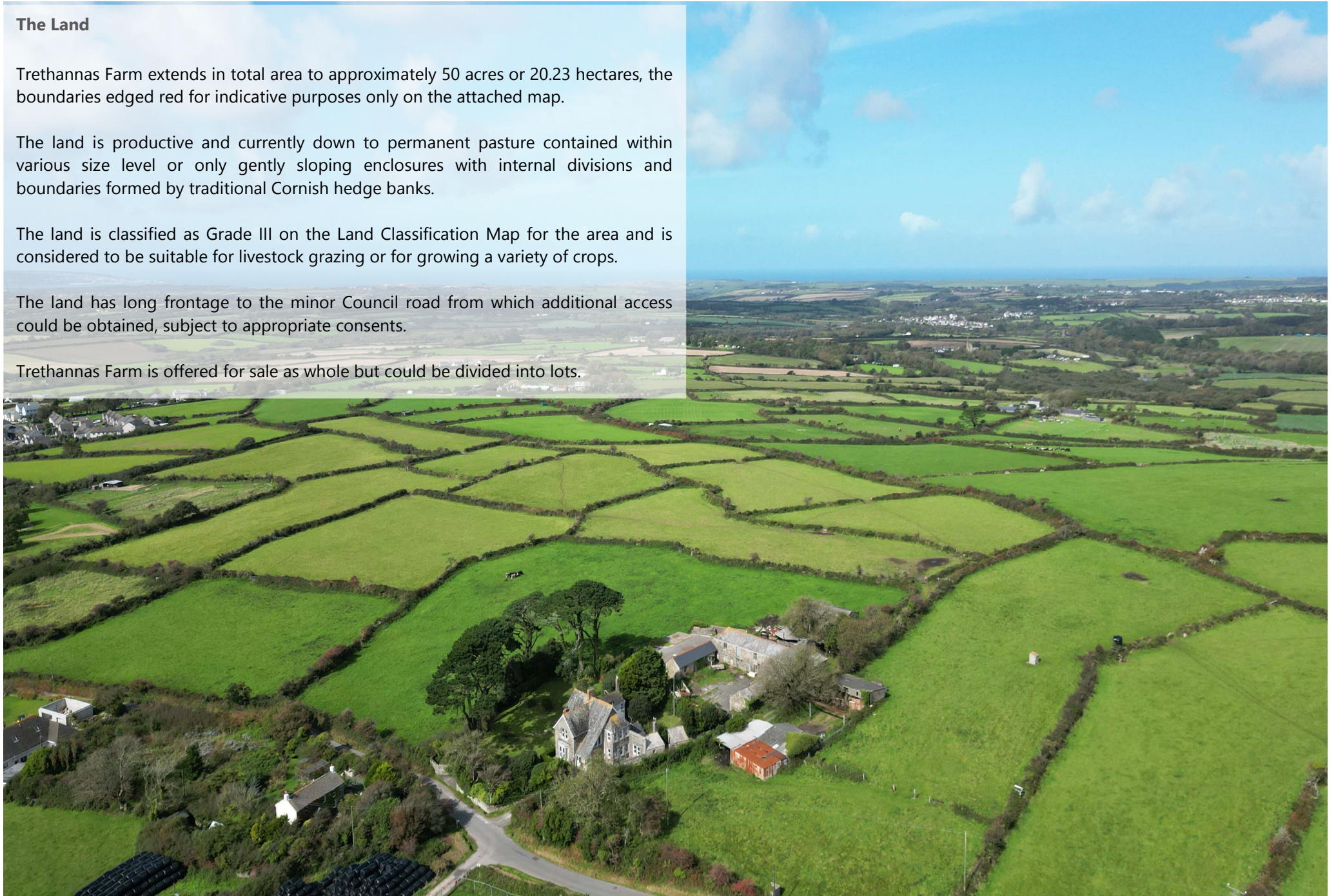
Trethannas Farm extends in total area to approximately 50 acres or 20.23 hectares, the boundaries edged red for indicative purposes only on the attached map.

The land is productive and currently down to permanent pasture contained within various size level or only gently sloping enclosures with internal divisions and boundaries formed by traditional Cornish hedge banks.

The land is classified as Grade III on the Land Classification Map for the area and is considered to be suitable for livestock grazing or for growing a variety of crops.

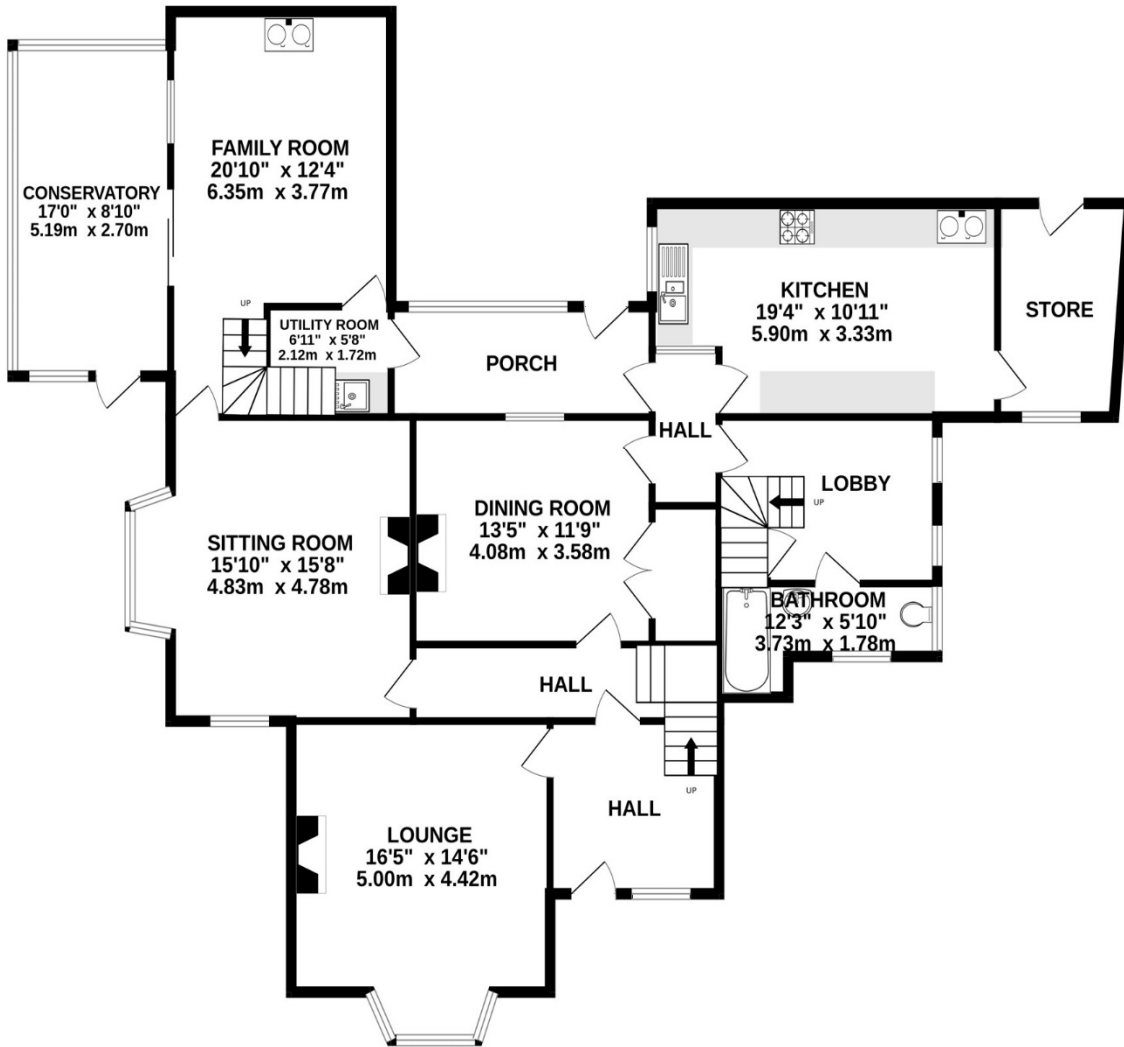
The land has long frontage to the minor Council road from which additional access could be obtained, subject to appropriate consents.

Trethannas Farm is offered for sale as whole but could be divided into lots.

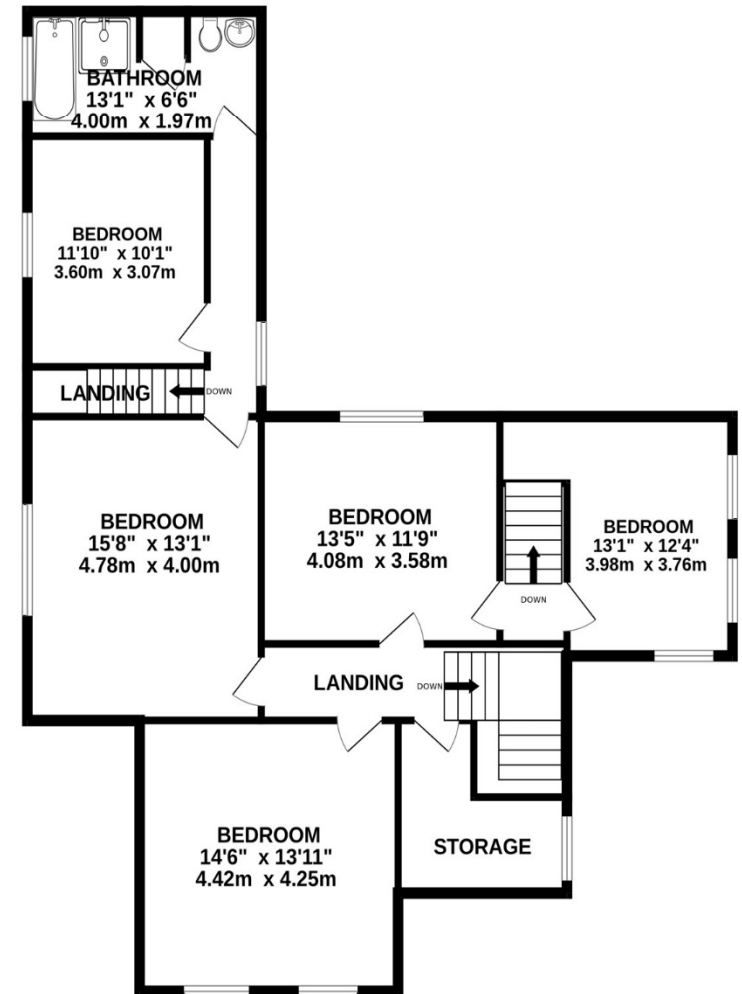




GROUND FLOOR  
1716 sq.ft. (159.4 sq.m.) approx.

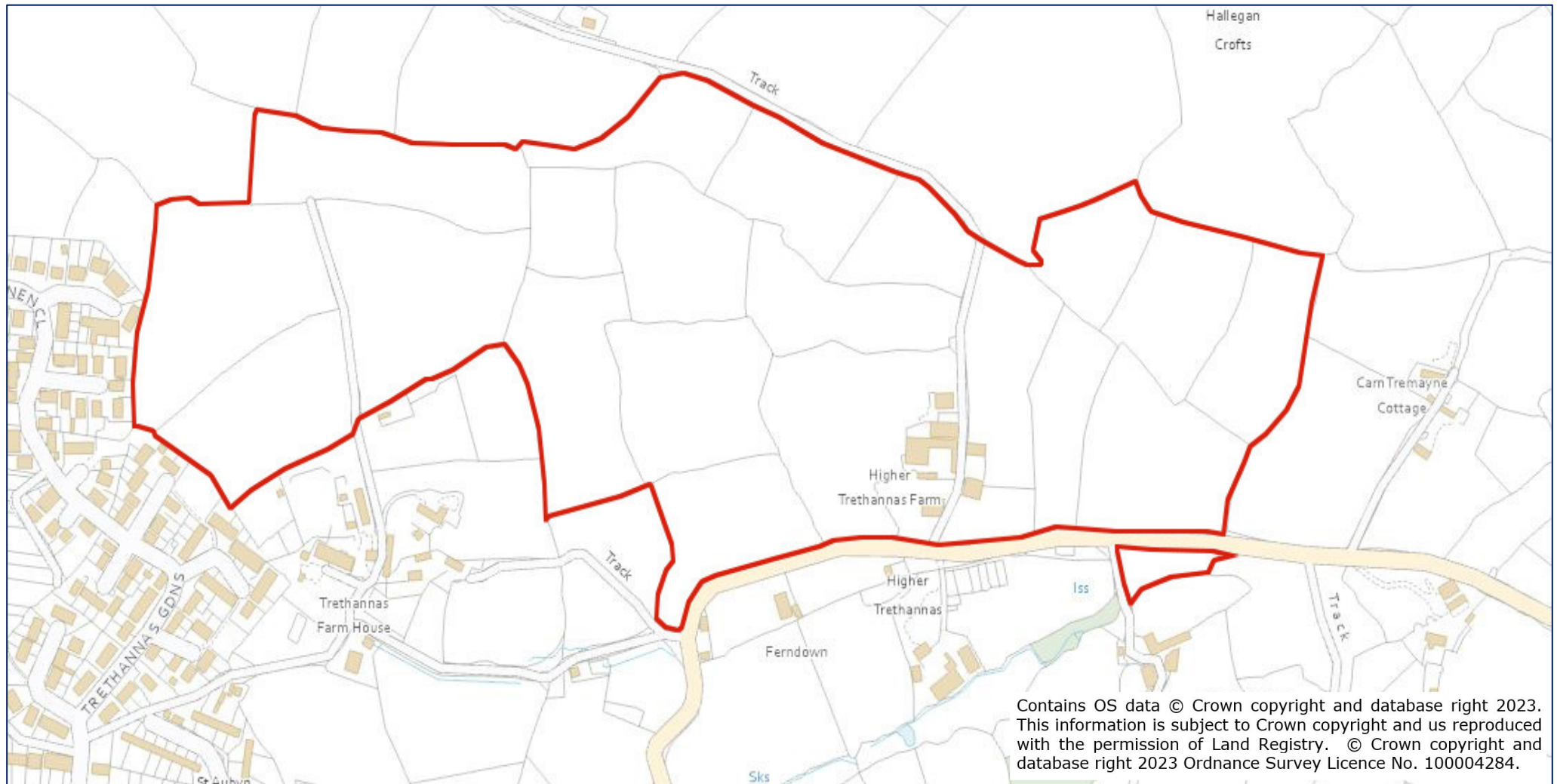


1ST FLOOR  
1148 sq.ft. (106.7 sq.m.) approx.



**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.





**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. A bridleway passes over the farm entrance track and there are two public footpaths which pass over parts of the land.

**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas.

**Directions:** On entering the village of Praze-an-Beeble from the Camborne direction, drive down through the village and at the square/crossroads turn left signposted Blackrock, Four Lanes and Crowan School. Proceed along this road for approximately  $\frac{1}{4}$  of a mile turning left just before Crowan Primary School and proceed up the lane for about a third of a mile and the farm will be found on the left hand side. **what3words**///captive.memo.yachting





**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
property@lodgeandthomas.co.uk  
**lodgeandthomas.co.uk**

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

**LODGE & THOMAS**

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