

Tresawsen Farm Callestick Truro

LODGE & THOMAS

ESTABLISHED 1892

Tresawsen Farm, Callestick, Truro, TR4 9HG

Guide Price: £3,450,000

- 164.84 acre farm
- Grade II Listed farmhouse
- Range of barns with potential (subject to planning)
- Productive arable and pasture land
- Woodland and lakes.
- Available as a whole or in lots

An unspoilt 164.84 acre (66.7 ha) farm set in a quiet, yet convenient location part way between the City of Truro and the north Cornish Coast. Tremendous potential (subject to planning consent) and a very rare opportunity. Offered for sale for the first time in over 60 years and available as a whole or in lots.

Situation

Tresawsen Farm sits on the outer fringes of the rural hamlet of Callestick, part way between Truro and the north Cornish coast. The farm sits along a quiet back road and enjoys privacy and tranquility and yet is within a very short distance of the main A30, allowing easy access in, around and out of the county.

Truro is the commercial capital of Cornwall and boasts a wide range of every day facilities, with a high street offering national multiples as well as many independent cafes, shops and restaurants. The historic Cathedral hosts a variety of events and the train station provides a regular link to London (Paddington).

Perranporth and St Agnes are equidistant, with each offering sandy beaches, access to the South West Coast Path and every day amenities and eateries.







The Property

Tresawsen Farm has been in the same family ownership for over 60 years and has remained totally unspoilt. It is to be sold with vacant possession and no onward chain. The farm is offered for sale as a whole or in lots:

Lot 1 – Guide Price £950.000

Five bedroom Grade II Listed farmhouse, traditional barn, former cart house & 6 acre paddock

The farmhouse is a very attractive Grade II Listed dwelling which offers spacious five bedroom accommodation with a host of period features including slate flagged floors and window shutters in many places. The farmhouse could now benefit from a programme of refurbishment but nevertheless offers the opportunity to create a wonderful family home.

To the front are attractive landscaped gardens, containing specimen shrubs and flanked by sweeping lawns, as well as a garage and driveway parking for numerous vehicles. On the opposite side of the quiet country lane are the remains of a stone barn and a former cart house, possibly with potential for conversion into stores/similar or even ancillary accommodation (subject to gaining the necessary consents). Additionally, two single storey barns to the side of the farmhouse provide useful storage space, but also have potential for other uses (subject to consent).

A feature is the adjoining pasture field, extending to 6.16 acres (2.49 ha). The paddock lies to the east of the house and also has road access. The whole Lot extends to 7.82 acres (3.16 ha) or thereabouts.

















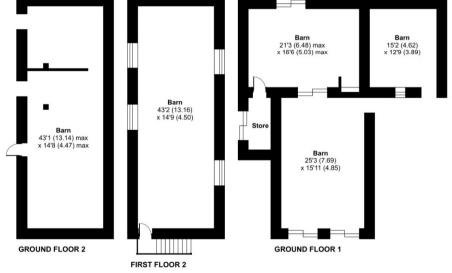






Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lodge and Thomas. REF: 1105065







Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lodge and Thomas. REF: 1105068

Lot 2 - Guide Price £400,000

Range of farm buildings, including two traditional two-storey barns & 4.5 acres of land

A wide entranceway opens from the road into the concrete farm yard, where a modern timber frame agricultural building sits to one side, and to the other are two traditional two-storey barns thought to have potential for conversion into residential dwellings (subject to planning consent).

The concrete block barn had a concrete screening report commissioned in March 2024 which confirmed that no mundic material was found. A copy of the full report is available on request.

Beyond the yard is a single field enclosure, with a total acreage extending to approximately 4.52 acres (1.82 ha).









Lot 3 - Guide Price £185,000

Woodland with Lakes - 24.15 Acres

A truly magical amenity woodland providing a wildlife haven and attracts all manner of flora and fauna. This tranquil paradise includes a grassland meadow of 2.94 acres (1.18 ha). The whole site extends to 24.15 acres (9.77 ha) or thereabouts.

Please note that a public bridleway runs from the highway at the south along the track shown on the plan until it abuts the public footpath which runs between the two closest points of Lot 4. Lot 4 will here enjoy the benefit of a vehicular right of way across Lot 3 to allow access to the field enclosure to the north east.

A public footpath runs along the southernmost boundary, and also through the grassland meadow to join the bridleway.

Sporting rights are to be transferred with the freehold.









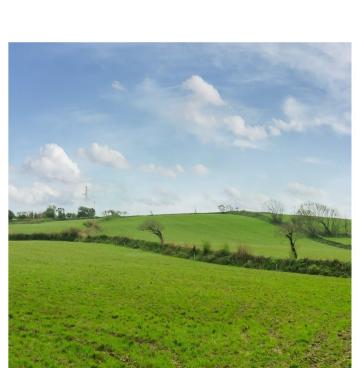
Lot 4 – Guide Price £830,000

Land to the North of Tresawsen - 57.22 Acres

Comprising a large block of productive arable and permanent pasture land, Lot 4 extends in total area to 57.22 acres, or 21.35 hectares.

The land is situated in an accessible area of mid-Cornwall, with frontage and access from the minor Council road. A vehicular right of way to access the most northerly field in this Lot will be via a right of way over part of Lot 3 if sold separately.

The land is Contained within good-size, easily worked enclosures which are level or gently sloping in topography. The land is categorised on the Agricultural Land Classification map as Grade III.







Lot 5 - Guide Price £1,085,000

Land to the South of Tresawsen- 71.13 Acres

An exciting opportunity to acquire a large block of productive arable quality land, situated in a most accessible location within the centre of the county.

Extending in total to 71.13 acres, (28.78 ha), the land is Contained within good-size, easily worked enclosures which are level or gently sloping in topography. The land is categorised on the Agricultural Land Classification map as Grade III, and has been farmed in an arable rotation.

Lot 5 has the benefit of a vehicular access directly onto the A30 highway, together with frontage and access gates onto the minor Council road. *Note that this relates to the 'old' section of A30 between Chybucca and Marazanvose, which will create improved access on completion of the new A30.







EPC F COUNCIL TAX BAND F TENURE FREEHOLD

SERVICES

Mains water and electricity are connected to Lots 1 and 2. A private Septic tank and an oil fired central heating system serve the farmhouse (Lot 1).

Mains water to remaining Lots by sub-meter.

None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

WAYLEAVES. EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. Public rights of way across Lots 3 and 4 as detailed above.

RURAL PAYMENTS AGENCY (RPA) MATTERS

The farm is not subject to any Countryside Stewardship or Sustainable Farming Incentive agreements. There will be no de-linked payment reference data transferable under the Basic Payment Scheme.

PARTICULARS & PLAN

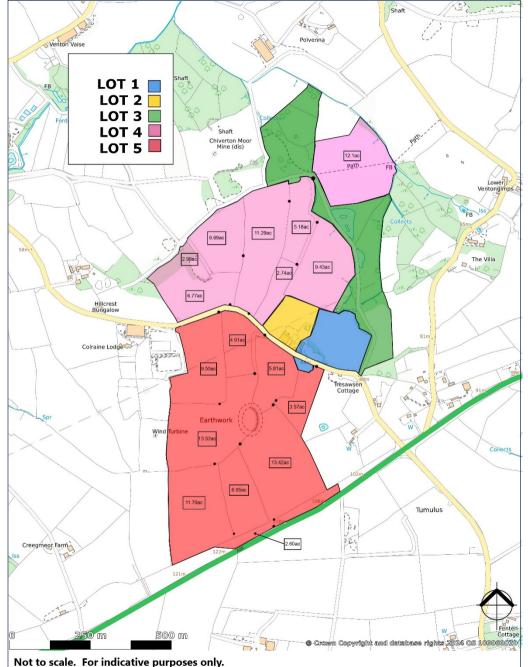
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

VIEWING

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

DIRECTIONS

From Truro proceed in a northerly direction out of the city on the B3284, continuing through and out of Shortlanesend and on reaching the A30, turning right to proceed eastbound. After a short distance, take the left turning signposted Callestick and Perran Church. Continue along this road for approximately a third of a mile, where Tresawsen Farm will be found on the right hand side.



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