



Little Borea Farm
Nancledra Penzance

LODGE & THOMAS

ESTABLISHED 1892

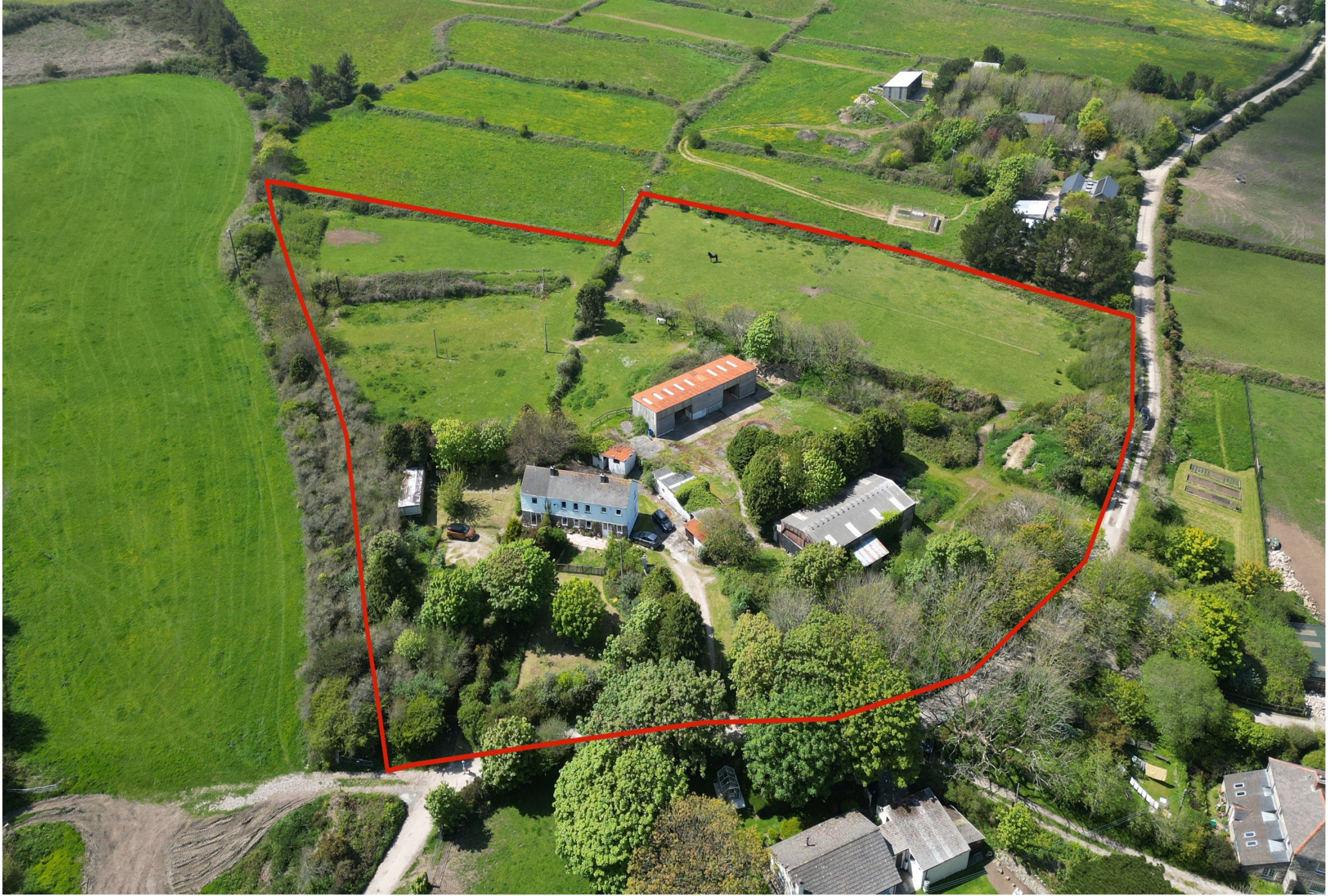
Little Borea Farm,
Borea, Nancledra, Penzance TR20 8AZ

Guide Price - £875,000 Freehold

- Three bedroom house with two bedroom annexe
- Stabling & outbuildings
- Planning for new detached dwelling
- 4.1 acres of land
- Delightful rural location

A superb opportunity to acquire an equestrian property suitable for dual family accommodation, set in an Area of Outstanding Natural Beauty comprising a 3-bedroom house with an adjoining 2-bedroom annexe, planning consent for a new detached dwelling, stabling, outbuildings and grounds extending to approximately 4.1 acres, within easy reach of the north and south coast.





Property

Approached off a no through road, via one of three access gates, Little Borea Farm comprises a 3-bedroom reverse level house of traditional construction with a latter-day extension under pitched roof, with an adjoining 2-bedroom annexe to the side.

The house, entered from the rear into the entrance hall with doors off to 3 bedrooms, family bathroom and utility room. From the entrance hall, stairs rise to landing with doors off to wc, Kitchen with fitted units, sold fuel Rayburn (not working) and an open plan living room and diner. The property benefits from PVC double glazing and warmed via electric heating.

To the front of the house, enclosed gardens, laid to lawn with pond and raised vegetable beds.

The annexe, independently accessed provides a kitchen with fitted units and reception room with sliding doors to terrace, two bedrooms and bathroom to the first floor.

In February 2023 planning consent was granted (PA22/07289) to replace a static caravan with a two-storey detached dwelling. Further details available from the agent.



Outside

Complementing the property, is a useful variety of outbuildings, accessed from the parking area or via separate vehicular access from the lane. American style barn (17.6m x 8.6m), part block built stables under a pitched roof, with 7 x stables, tack and feed area (5.26m x 3.58m) and two external lean to stables. A second Stable block, part block and timber elevations under a mono pitched roof (22.08m x 7.4m) providing 8 x stables, tack and feed areas. Former dairy 8m x 4m with lean-to to side, of part stone and block construction, and a Workshop store.

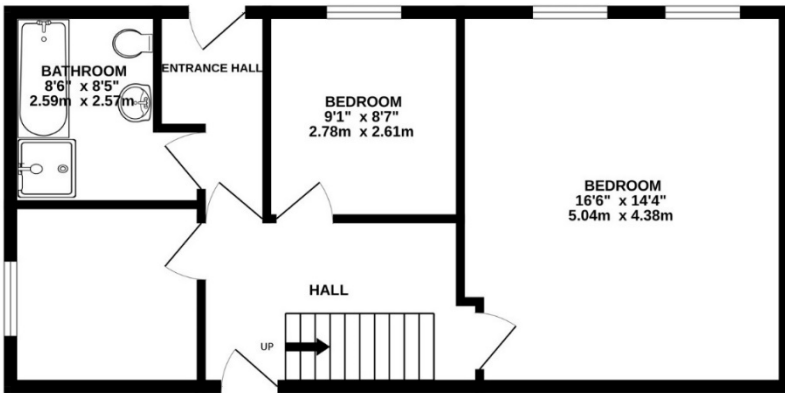
The Land

The land lies within a ring fence and divided into turn out paddocks bounded by traditional hedgebanks and served by water troughs. The land lies to the rear of the stables and enjoys extensive countryside views. Within the grounds lies a former menage. In all, the grounds extend 4.1 acres or thereabouts.

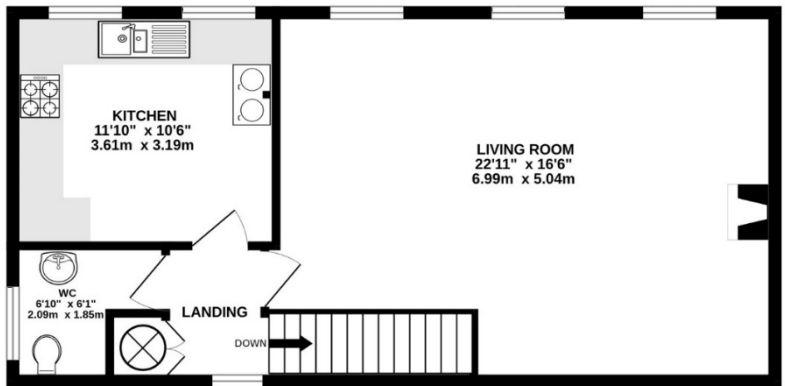


Main House

Ground Floor

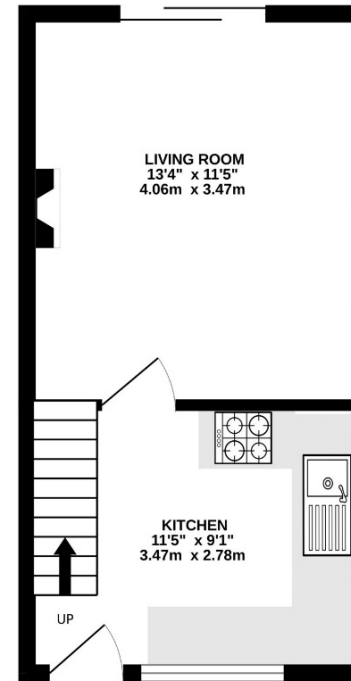


First Floor

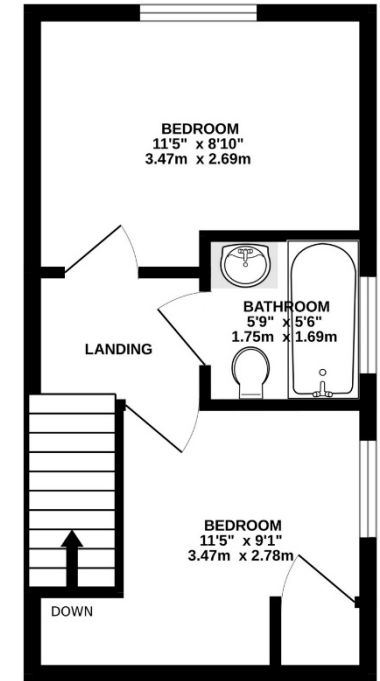


Annexe

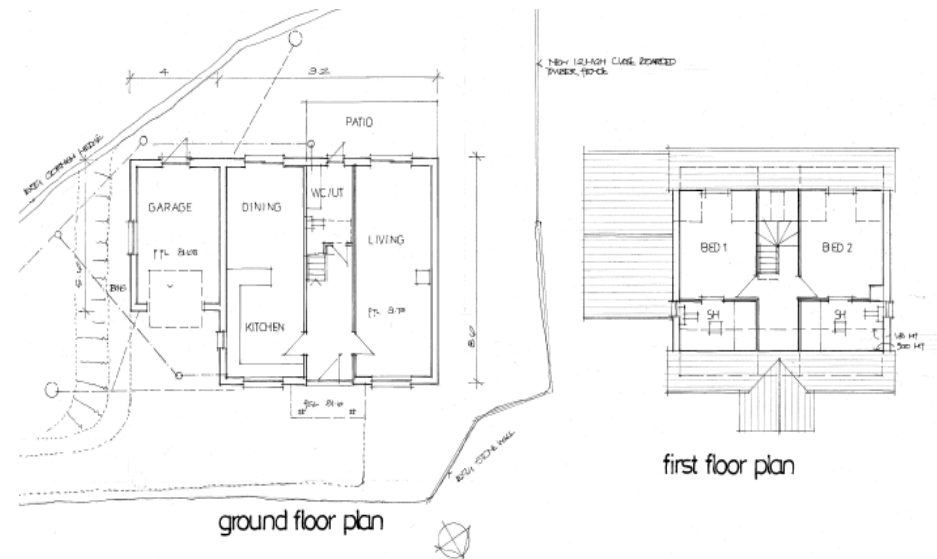
Ground Floor



First Floor



Proposed New House



first floor plan

LOCATION

Nancludra is a small rural hamlet on the B3311 approximately mid-way between St Ives and Penzance in West Cornwall. Penzance to the south approximate 4 miles, is the main administrative centre for West Cornwall and provides an extensive range of retail and professional services along with junior and senior schooling and leisure and health services. St Ives, approximately 4 miles to the north, famed for its association with the arts and crafts and is sandy beaches and harbour.

The main A30, lies within 3 miles and provides links to Camborne, Redruth and Truro. For the equestrian enthusiast, access is enjoyed onto byways, bridlepaths and quiet country lanes for extensive riding over Lady Downs and the surrounding countryside. Sailing in Mounts Bay, surfing on the north Cornish coast and extensive walks throughout the West Penwith peninsular.

SERVICES

Mains water, mains electric, and private drainage serve the property. None of these services have been tested and therefore no guarantees can be given.

COUNCIL TAX BAND Main House: C - Annexe A **EPC** Main House: G - Annexe E

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

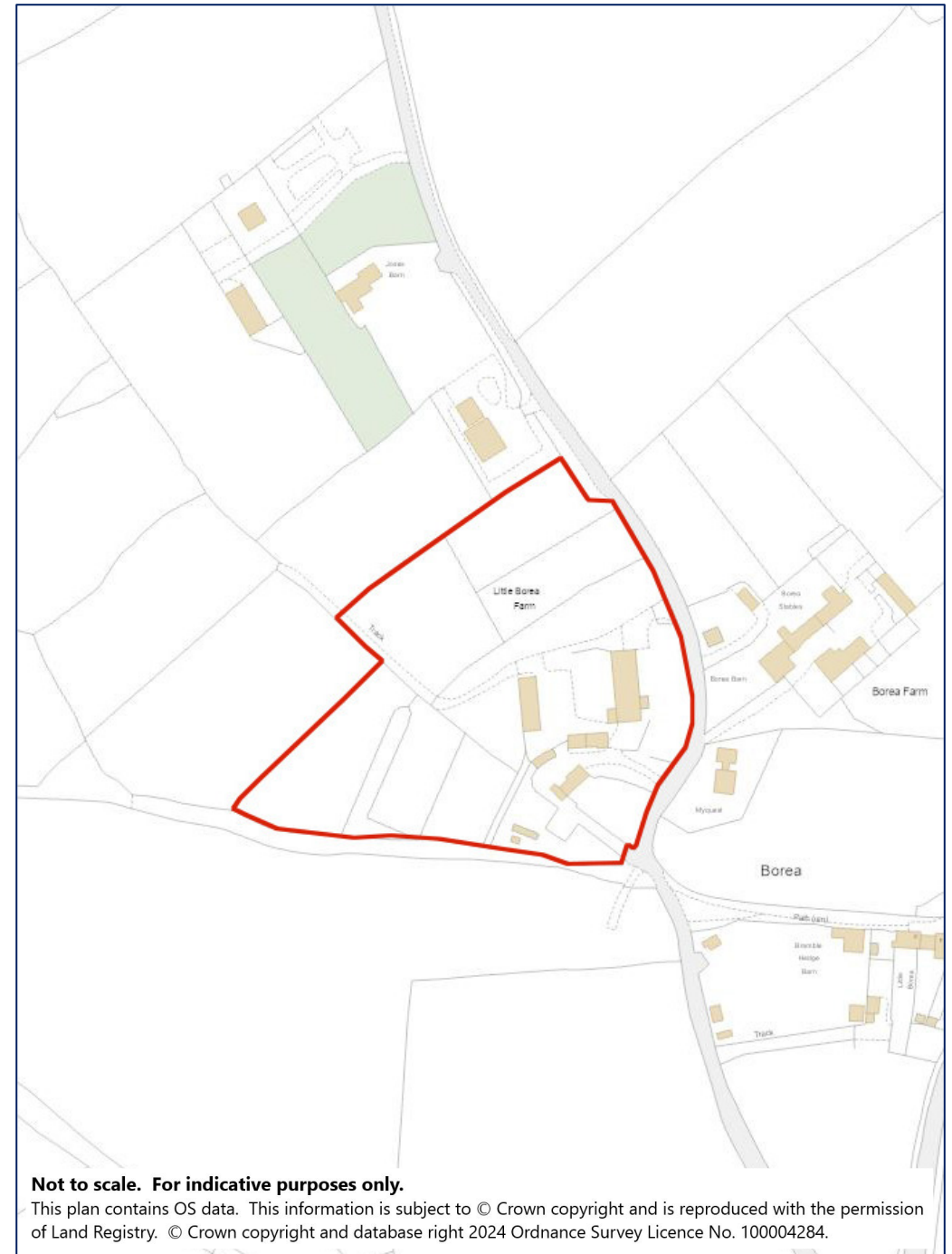
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

VIEWINGS

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

DIRECTIONS. From Penzance, take the B3311 to St Ives, passing through Gulval and Castle Gate. On entering Nancludra, turn left before the Nancludra sign, and proceed forward for approximately 300yds and the property will be found on your left.

what3words///dockers.fellow.ports





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