



Mount Pleasant Farm,
Carnkie, Wendron

LODGE & THOMAS

ESTABLISHED 1892

Mount Pleasant Farm.

Carnkie, Wendron, Cornwall TR13 0DR

Guide Price £850,000 Freehold

- Delightful private smallholding, ideal for dual family occupation
- Detached 4 bed character home
- 2 bed detached barn conversion
- Modern agricultural building
- Approx. 5 acres of grounds

Situation

Carnkie is a rural village located within easy reach of the port of Falmouth, the historic town of Penryn, which is home to Exeter University Campus Tremough as well as the old market town of Helston, all within a 6 mile radius. Locally, the village of Rame provides a Post Office and store and Halwyn Primary School is located in Porkellis.

For the outdoor enthusiasts, watersports activities are available nearby at Stithians Reservoir. There are numerous bridlepaths and quiet country lanes for riding out and the sheltered sailing waters of Carrick Roads are accessible nearby in Falmouth or Mylor Harbour.





The Property

Accessed via an unmade lane leading onto a private driveway, the property stands in an elevated position enjoying southerly views out over the rooftops of Carnkie and the surrounding countryside.

The property comprises a traditionally constructed cottage which was extended to provide four bedroom accommodation retaining many characterful features.

Entered via the conservatory at the front of the house, leading into a sitting room with stairs to first floor and family room off with an Inglenook fireplace housing a wood burning stove.

At the back of the house there is a kitchen/breakfast room with a utility room off and a rear entrance porch. The stairs lead to a galleried landing with four bedrooms, family bathroom and an airing cupboard to the first floor.



The Cottage

Complementing the property is a detached two storey barn, ideal for a family member or indeed income generating. The barn comprises an open plan kitchen/living/dining area with a ground floor shower room, with a bedroom and a study/small bedroom to the first floor.

Gardens

The property benefits from generous gardens, predominantly laid to lawn with a number of perennial and annual plants, trees and shrubs.

Outbuildings

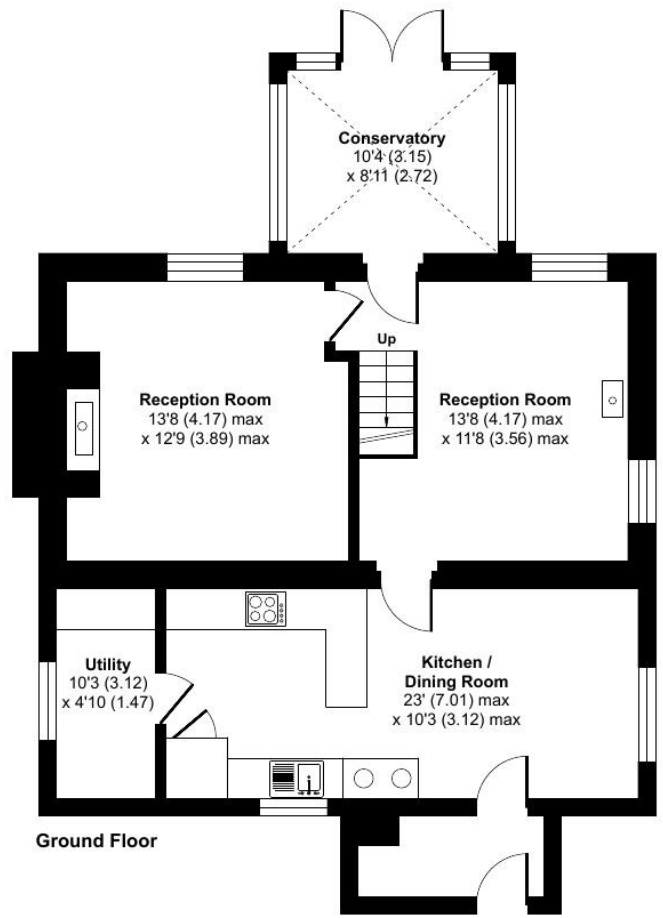
A workshop/store lies to the front of the cottage.

A modern 2400 sqft agricultural building constructed some twelve years ago of steel portal frame construction with a concrete base, clad elevations under a corrugated roof, with an overhang, and housing in part, four portable stables.

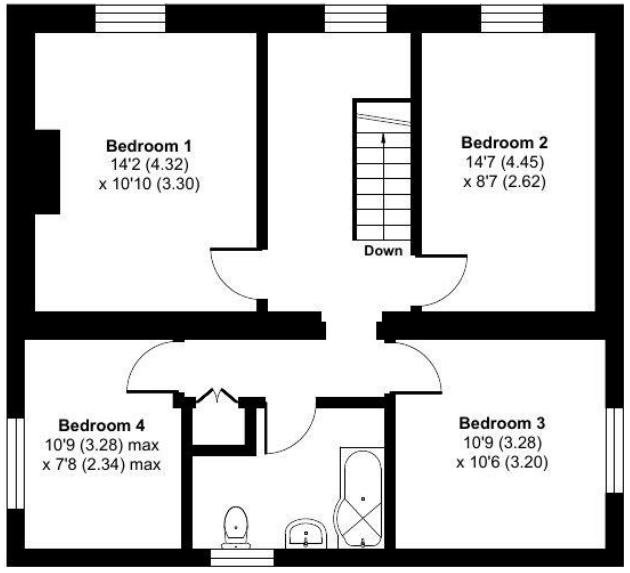
The Land

The land surrounds the buildings and is laid to pasture and predominantly bordered by traditional Cornish hedge banks. The land is divided into four manageable enclosures and in all provides approx. 4.83 acres of grazing.

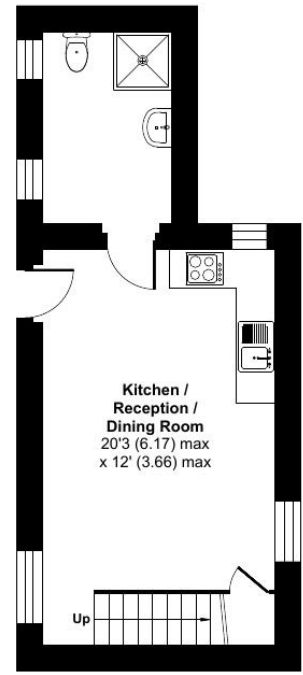




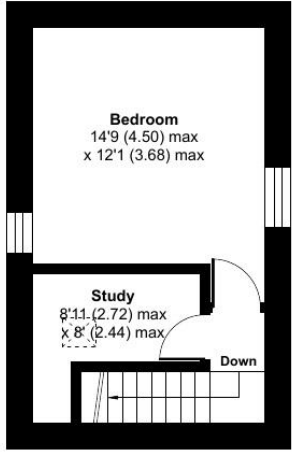
Ground Floor



First Floor



Cottage Ground Floor



Cottage First Floor



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