



Lot 5 – Former Count House & 1.32 Acres of Land  
South View Farm, Nancekuke

LODGE & THOMAS

ESTABLISHED 1892

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## Lot 5 – Former Count House & 1.32 Acres of Land,

South View Farm, Nancekuke, Redruth TR16 4HU

### Guide Price £70,000 Freehold

BEST & FINAL OFFERS INVITED BY WEDNESDAY 17<sup>TH</sup> JULY 2024 AT 12 NOON.

- Single storey building
- Potential for development (subject to consent)
- Fantastic views over the valley
- 1.32 acres
- Further land and lots available

*A single storey barn with potential for development (subject to consent) enjoying far reaching views and with a paddock totaling 1.32 acres or thereabouts. Further land and buildings available by negotiation.*

### Situation

South View Farm is located just north of Cambrose, near the north Cornish coast, and occupies a very quiet setting towards the end of a no through road which affords a great deal of privacy. The land and barn enjoy views across the valley to Portreath in the distance. Every day amenities are available at the seaside villages of Portreath and Porthtowan, both of which enjoy sandy beaches.

### The Property

The barn – thought to be a former count house - and its adjoining land once formed part of the working farm at South View Farm but this has not been farmed in some years and the barn has therefore fallen into disrepair. It is anticipated there is potential to develop the building (for residential or commercial purposes – subject to gaining the necessary planning consents). A private gateway gives access from the highway into an area of hardstanding in front of the barn, with the paddock sitting to the north. The whole site extends to approximately 1.32 acres.



**SERVICES:** Assumed none connected. 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. There are no public rights of way over any part of the property offered for sale.

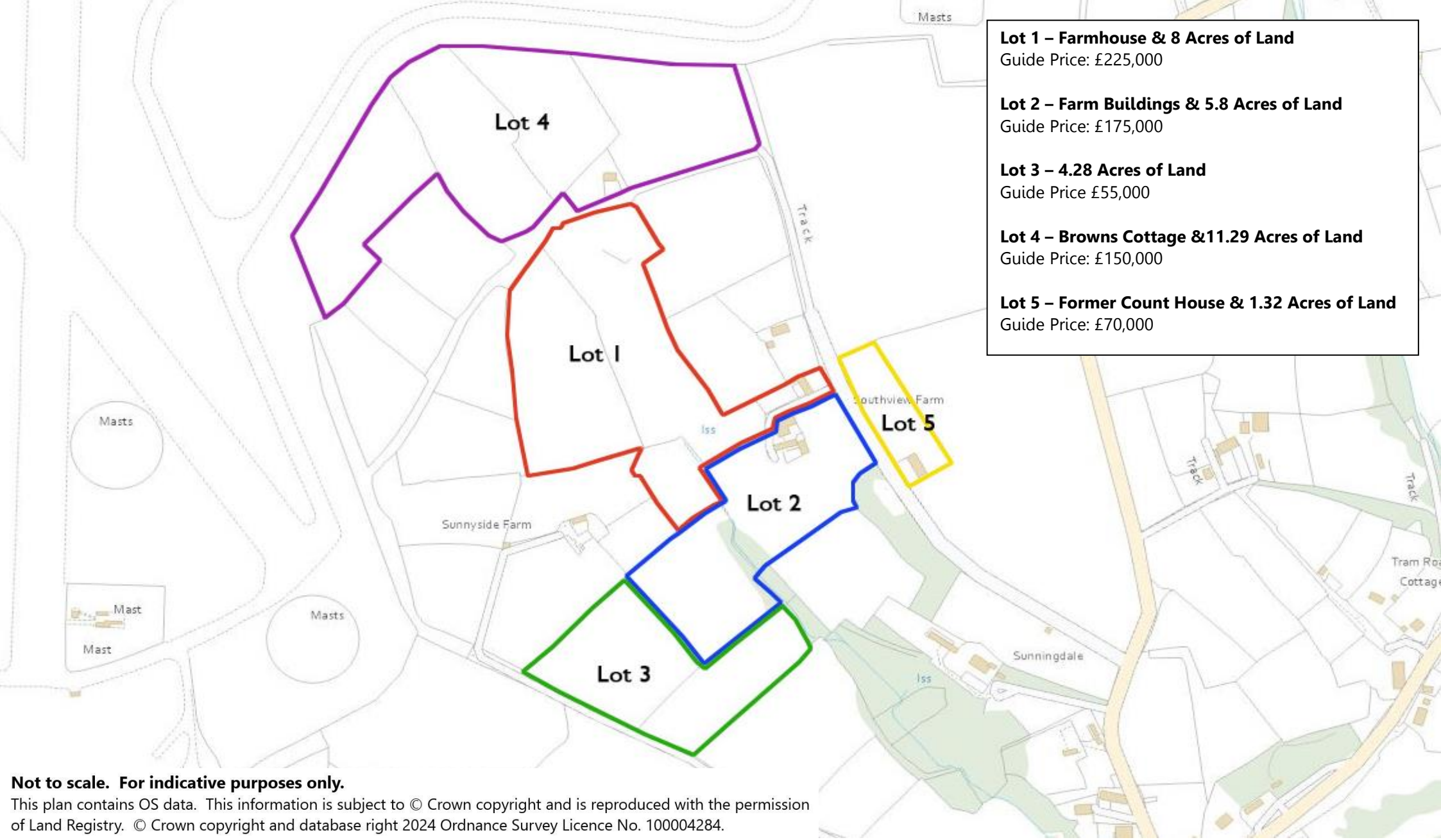
**PARTICULARS & PLAN:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars. **NB:** Some photographs taken during the summer of 2023.

**VIEWING: STRICTLY -** Wednesday 26th June 1:30pm – 3pm, Tuesday 2nd July 9:30am – 11am, Friday 5th July 1:30pm – 3pm, Wednesday 10th July 9:30am – 11am, Monday 15th July 2pm – 3:30pm ONLY. Please note: The buildings have not been deemed safe and the public are therefore asked not to enter any building on the site.

**DIRECTIONS:** Proceeding westbound on the A30, take the exit signposted Redruth and Porthtowan, turning right at the roundabout towards Porthtowan, Portreath and North Country. Proceed along this road for approximately a third of a mile before turning left at the cross roads and continuing along Bassett Road before turning right at the T junction. Continue along New Portreath Road for approximately one mile and then turn right signposted Porthtowan, proceeding up the hill into Cambrose and taking the second turning left (unmarked). Turn left again after approximately 200m and the gateway to the barn will be located on the right hand side towards the end of this road.

**what3words**///camped.smarting Depending





**Not to scale. For indicative purposes only.**

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