



Higher Trenowin,
Connor Downs, Hayle

LODGE & THOMAS

ESTABLISHED 1892

**Higher Trenowin, Trenawin Lane,
Connor Downs, Hayle, TR27 5JG**

Guide Price £565,000 Freehold

- Detached farmhouse
- Two stone barns with potential (stc)
- Further outbuildings
- 4.39 acres approx.
- Very private setting

Character small holding offering three bedroom farmhouse, two stone barns with potential for conversion (subject to consent), further outbuildings and paddocks – the whole extending to approximately 4.39 acres. In need of some refurbishment and improvement but a wonderful opportunity in a very private setting.

The Property

Higher Trenowin is a small holding situated in rolling countryside on the outskirts of Connor Downs. The whole property comprises a three bedroom detached character farmhouse together with a two storey and a single storey barn – one or both of which may have potential for conversion (subject to planning consent) – a timber stable and tack room plus two former garage buildings. There are level and private gardens with mature boundaries and two paddocks; the total acreage of the whole site extending to 4.39 acres or thereabouts.



The House

The dwelling itself is thought to have been built in the 1840s and has been in our clients' ownership for almost 30 years. It is full of character and would now benefit from a scheme of sympathetic improvement. In all the accommodation comprises; entrance porch/boot room, open plan sitting/dining room, farmhouse kitchen with Aga, utility/larder and office to the ground floor with three double bedrooms and a family bathroom to the first floor.





Services

Mains water and electricity. Oil fired central heating and oil fired Aga providing hot water to the kitchen with electric immersion heater providing hot water elsewhere. Private drainage (septic tank). Solar panels with 5kw battery reduce electricity bills. Former well in situ but not used.

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. There are no public rights of way crossing Higher Trenowin.

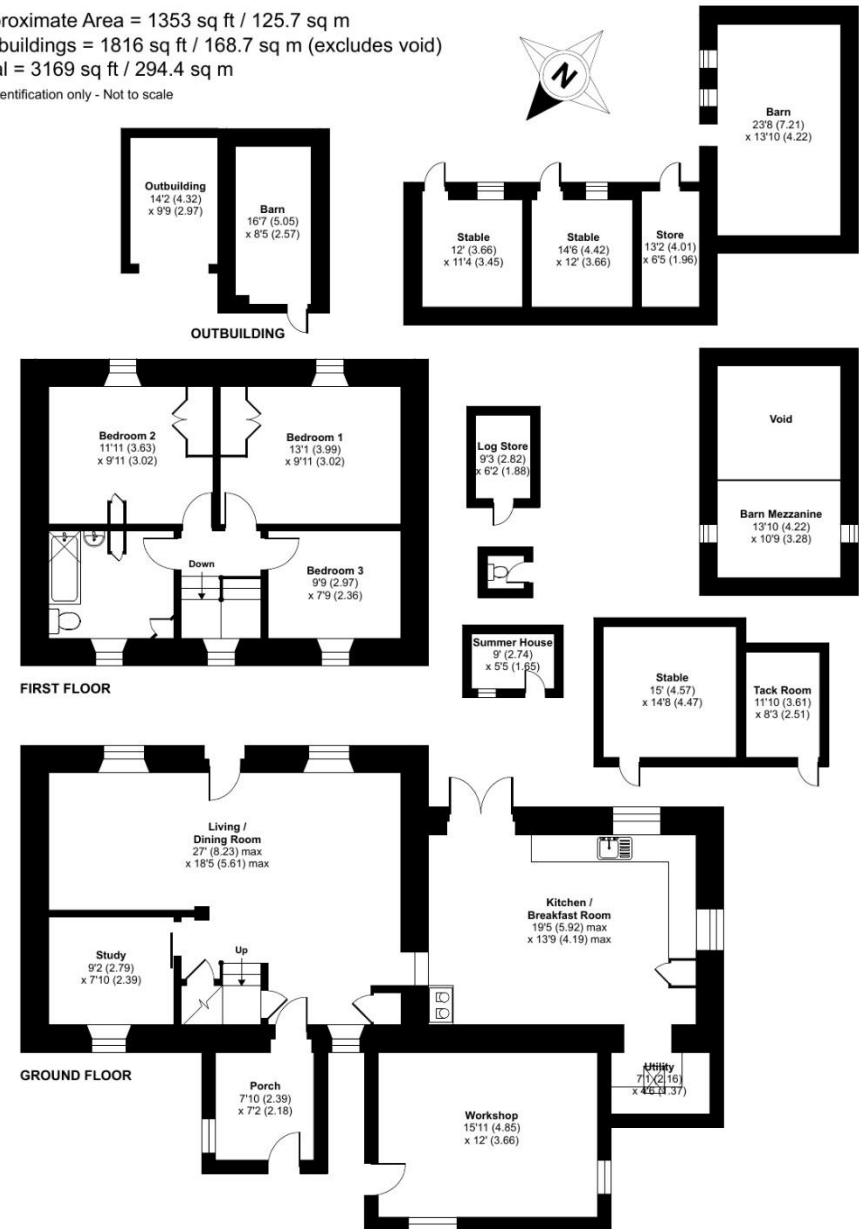
Particulars & Plan

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.

Trenawin Lane, TR27

Approximate Area = 1353 sq ft / 125.7 sq m
 Outbuildings = 1816 sq ft / 168.7 sq m (excludes void)
 Total = 3169 sq ft / 294.4 sq m

For identification only - Not to scale



Outside

There are gardens to the front where there are far reaching views across the neighbouring countryside from a raised decked terrace and there is also a former tree/summer house. To the side of the stone barns is a former circular swimming pool which now has the potential for a variety of uses (subject to planning consent). Just beyond this is a lovely, large and level lawned garden ideal for children to play, and from here there is vehicular access onto the driveway allowing easy access for a ride-on mower. Alongside this garden are two paddocks with a central gateway and water trough and a small meadow where the solar panels are located. There is also a garden tap here.

Between the house and the barns is a yard providing parking and turning space for several vehicles, trailers etc. Within the yard are two stone barns (one single storey and one two storey) one of which currently provides useful storage and the other currently offers three stables, but which may have potential for conversion into additional accommodation (subject to planning consent). There are a number of other outbuildings including a workshop, garage, timber store, tack room and there is even an original outside w.c.



Location

Higher Trenowin is incredibly private, being situated at the end of a long lane accessed from a byway and being accessed only by crossing a level crossing for the main trainline (for which there are gates and traffic lights on either side ensuring privacy and safety).

The property is positioned on the outskirts of Connor Downs which boasts a primary school, public house, surgery, convenience store and is home to Trevaskis Farm. There are easy links to the A30 and the towns of Camborne, Redruth and Hayle all offer a wider range of amenities and facilities. At Camborne is the mainline railway station to London (Paddington).

Viewing

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

Directions

On entering Connor Downs from the eastern side, turn left at the cross roads to Praze-An-Beeble, Gwinear and Carnhell Green. Proceed along Gwinear Road for approximately a quarter of a mile and then turn right into Trenawin Lane. Continue along Trenawin Lane for approximately 200m before turning left into a single track lane (immediately after the gateway into timber barns) and follow this lane until reaching the train line. Please observe and follow the railway crossing instructions and after passing the railway you will enter Higher Trenowin.

What3words///walnuts.unite.eyepieces



Not to scale. For indicative purposes only.

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