



The Old Farmhouse,
Lower Ninnis, Newmill

LODGE & THOMAS

ESTABLISHED 1892

The Old Farmhouse, Lower Ninnis, Newmill, Penzance TR20 8XR

Guide Price - £575,000 Freehold

- Detached former Farmhouse
- 4 bedroom accommodation.
- Enclosed gardens
- Area of Outstanding Natural Beauty
- No Forward Chain

On instructions of the Executor to close an Estate - a detached period extended former farmhouse providing four bedroom accommodation, set in enclosed gardens. Located in a rural position in the hamlet of Trythall, within easy reach of Penzance and Mount's Bay in the highly regarded West Penwith Peninsula.



The Property

Accessed off a minor county lane via a timber gateway leading onto a level gravelled parking area, the property comprises a former farmhouse, primarily of stone construction with latter day extension under a pitched tiled roof with part rendered elevations and benefits from PVCu double glazing and is heated by an oil-fired Grant boiler. Solar panels have been fitted to the roof.

An entrance lobby leads pass the cloakroom into the kitchen with dual aspect views into the garden, with a range of wall and floor mounted units, plumbing for a dishwasher. Living room, with a feature Inglenook fireplace housing a wood burner (not in use) with display shelves to side, beamed ceiling, with doorway leading into a garden room enjoying a southerly aspect and garden views.

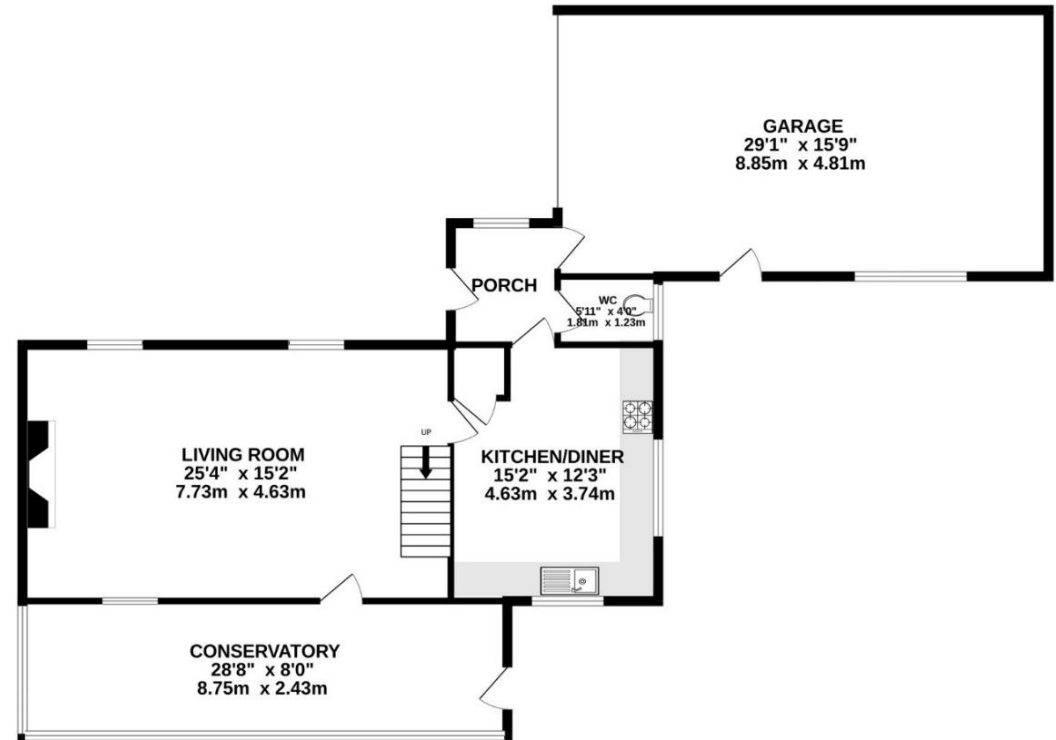
Stairs to the first-floor galleried landing with airing cupboard, and doors off to two double bedrooms, two single bedrooms and a family bathroom with a full bathroom suite.

Attached to the house with an integral door, a double garage with electric up and over door and a pedestrian door to the side garden.

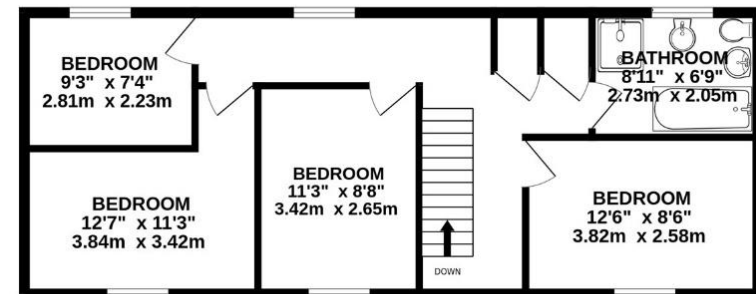
Outside

Outside, there is gravelled parking area for several cars leading to the garage. The gardens are predominantly laid to lawn with mature borders and a small pond. The gardens predominantly lie to the front and side of the house. The property is bordered by farmland to the rear, and a minor highway to the front.

GROUND FLOOR
1317 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.





Location

The Old Farmhouse lies in the hamlet of Trythall on the outskirts of Newmill in the West Penwith Peninsula in an Area of Outstanding Natural Beauty between the rugged north Cornish coastline and Mount's Bay. Within walking distance is Trythall primary school, the bustling harbour town of Penzance lies approximately 3 miles to the south providing a wide range of professional and retail facilities along with senior educational, leisure and medical services.

Agent's Note: A small bit of Japanese knotweed has been identified within the garden area. Further investigation is to be undertaken.

Services: Mains electricity (solar panels), mains water, shared private drainage (the septic tank is located in the neighbouring property). None of these services have been tested and therefore no guarantees can be given.

COUNCIL TAX BAND F EPC D 57

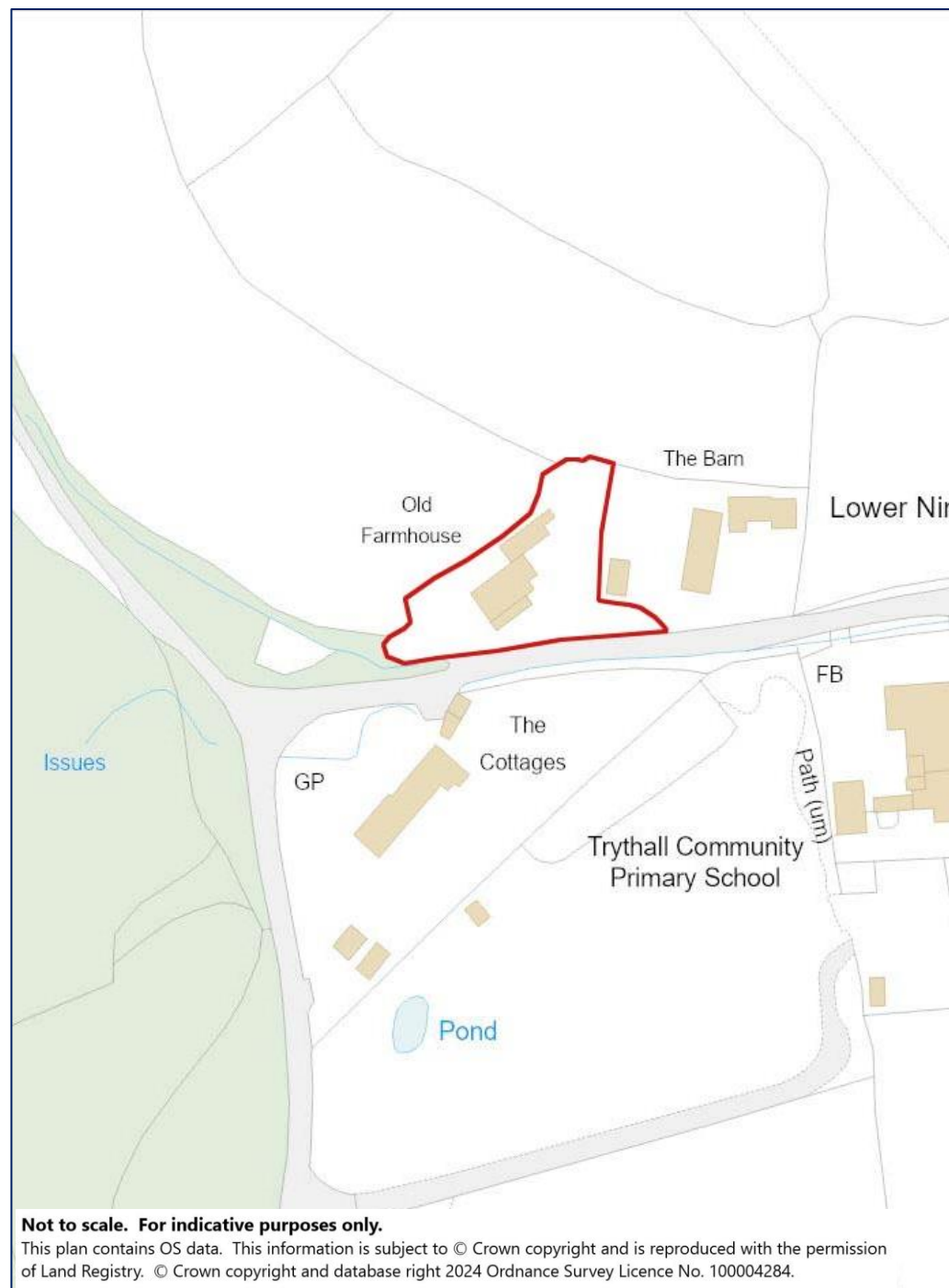
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

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. 01872 272722

Directions: From Penzance head towards Newmill. On entering Newmill, turn left signposted Trythall. Following the lane without deviation for approx. 0.5 mile and the property will be found on your right.

what3words/// exams.pepper.eggs





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892
