

ROSELAND PENINSULA



POLGLAZE FARM, PHILLEIGH, TRURO, TR2 5NB

102 ACRE FARM

Beautiful position in the heart of the Roseland Peninsula.

Homestead strategically positioned in unspoiled village setting and with planning consent for redevelopment.

Views of the upper reaches of the river Fal.

Available as a whole or in Lots (suggested Lotting as below).

Lot 1 - Five bedroom substantial farmhouse with/without land (possibly seven acres)

Lot 2 - Quadrangle of barns including converted residential dwelling and detailed planning consent for two further full residential units

Lots 3 and 4 - Parcels of agricultural land.

POA

GENERAL COMMENTS

The Homestead of Polglaze Farm stands prominently in the very centre of Pilleigh, a small but very desirable residential community in the heart of the Roseland Peninsula. The house and farm buildings lie at the extremity of its 100 acres of land and whilst latterly operated as a commercial dairy farm the valuable planning consent for redevelopment will probably see the demise of its present usage. Whilst available in its entirety it is thought likely that greater interest will be shown in separate parts and therefore offers for various lots are cordially invited.

The village of Pilleigh is little more than a hamlet with a cluster of old houses and cottages, together with some newer bungalows encircling the Parish Church. The village is particularly well known for the local "Roseland Inn" pub and being just two miles or thereabouts from the picturesque King Harry Ferry.

The Roseland Peninsula is scheduled as an area of outstanding natural beauty and is renowned for its many scenic attractions both inland and along the coast. The beaches at Carne, Pendower and Porthcurnick are within a few minutes driving distance from the farm and all the harbourside villages such as Portloe, Portholland, Portscatho and St. Mawes are all within a few miles. There are good sailing facilities at Percuil and at St. Mawes and the city of Truro with its Cathedral and fine shopping centre is about seventeen miles away (or eight miles via the King Harry Ferry). Here there is an intercity rail link to London (Paddington) whilst the nearest commercial airport is at St. Mawgan, near Newquay.

THE FARM

The farm extends to virtually 102 acres (41.26 hectares) or thereabouts. It comprises a substantial detached farmhouse, a quadrangle of barns incorporating a converted three bedroom dwelling and with detailed planning consent for two further residential units (potential for additional unit), a more modern commercial range of farm buildings and a productive parcel of land bisected by a minor country road and including approximately sixteen acres of woodland.

POSSIBLE LOT 1 - THE FARMHOUSE

This is thought to have been built in the mid 1800's and is an imposing building offering spacious family size accommodation. The main structure was re-roofed a few years ago and most of the windows have replacement double glazing. The accommodation now warrants refurbishment and in greater detail it comprises (all measurements are approximate):

Ground Floor

ENTRANCE PORCH Leading to:-

HALLWAY with electric storage heater and turning staircase to the first floor.

SITTING ROOM 4.19m x 3.71m (13'8" x 12'2") with feature stone fireplace.

SECOND SITTING ROOM 4.17m x 3.66m (13'8" x 12') with fireplace and built-in cupboards set within recess on either side.

SECONDARY KITCHEN 3.71m x 3.51m (12'2" x 11'6") with sink unit and built-in cupboard.

REAR ENTRANCE LOBBY with door to outside and door also to:-

BATHROOM with bath having Heatray Sadia shower fitting, wash hand basin and w.c. Airing cupboard containing hot water cylinder and electric immersion heater.

Please note that the sitting room, kitchen and bathroom were previously used for a dependent relative and are somewhat independent of other rooms within the house.

LIVING ROOM 6.48m x 3.91m (21'3" x 12'10") with patio doors to the rear garden, electric storage heater and door through to:-

KITCHEN 4.80m x 3.66m (15'9" x 12') with a range of units comprising base cupboards, drawers, work surfaces and sink and drainer inset. Oil fired Rayburn and integral appliances including Hotpoint electric oven and four ring hob. Paved floor.





REAR HALLWAY with access to CLOAKROOM - with wash hand basin and w.c.

UTILITY ROOM 3.56m x 1.12m (11'8" x 3'8") with plumbing for washing machine, pedestal wash hand basin and paved floor.

First Floor

LANDING & INNER LANDING

BEDROOM 1 3.71m x 3.35m (12'2" x 10'11")

BEDROOM 2 3.73m x 3.35m (12'2" x 10'11") with wash hand basin.

BEDROOM 3 2.90m x 2.74m (9'6" x 8'11")

BEDROOM 4 3.66m x 3.56m (12'0" x 11'8")

BEDROOM 5 3.30m x 2.90m (10'9" x 9'6") with wash hand basin.

BATHROOM 2.97m x 2.84m (9'8" x 9'3") with bath, tiled shower cubicle with New Team shower fitting and wash hand basin. Airing cupboard containing hot water cylinder and electric immersion heater.

SEPARATE W.C.

OUTSIDE - At the front of the house there is an area of garden which is fully enclosed and mostly laid to lawn with some established shrubs and a paved terrace. The rear garden is much larger and this is also laid to grass but with a further area beyond ideal for use as a separate vegetable garden.

Alongside the house (and thought to be included with that part of the property if sold as a separate Lot) there is a large general purpose OUTBUILDING 39' x 33' which is presently used for garaging and implement storage.

POSSIBLE LOT 2 - THE TRADITIONAL FARM BUILDINGS

These form a quadrangle around an open concreted yard and are presently used for livestock housing but also incorporating the milking parlour and bulk tank house. Planning consent was granted on the 22nd of December 1994 (application ref. PA220919/94) for conversion to three permanent residential units and a copy of the original planning consent and a full set of plans is available for inspection at the agents office. The consent was implemented by the conversion of one cottage now known as Boslowen Barn and is currently occupied under the terms of an Assured Shorthold Tenancy.

BOSLOWEN BARN has oil fired central heating and windows are double glazed. There is a walled courtyard garden to the front. In brief it comprises;

Ground Floor

HALLWAY with stairs to first floor.

BEDROOM 1 3.51m x 3.05m (11'6" x 10'0") with en-suite shower room facility.

BEDROOM 2 (4.70m x 2.90m) 15'5" x 9'6"

BEDROOM 3 2.64m x 2.51m (8'7" x 8'2")

BATHROOM with bath, wash hand basin and w.c.

First Floor

LIVING ROOM 4.80m x 4.70m (15'8" x 15'5")

OPEN PLAN DINING ROOM & KITCHEN with dining area 15'5" x 10'10" and fitted kitchen area 8'3" x 8'

UNDEVELOPED BUILDINGS

The detailed plans provide for a four bedroom - two storey dwelling and also a single storey three bedroom dwelling.

On the far side of the internal courtyard there is a long single storey building originally designated for car parking but thought to be impractical for this purpose. Detailed plans have recently been prepared for a fourth dwelling but these plans have not yet been formally submitted for planning consent. This building would enjoy the most wonderful views over the countryside towards the river Fal.

There is presently a modern commercial farm building situated beyond the traditional range and fronting a concreted yard. Incorporated in this building 115' x 75' there is a silage clamp, cubicle housing and loose housing for young stock. It is likely that this building would be demolished in the event of redevelopment of the site.

POSSIBLE LOTS 3 & 4 - THE LAND

There is approximately 2 acres attributable to the house and buildings and this leaves approximately 100 acres of productive land bisected by the minor country road leading into the village from Ruanhighlanes. Approximately 84 is considered good usable land whilst the remainder comprises approximately 16 acres of woodland with natural streams along the boundary and which is considered ideal for rough shooting. Most of the land is in grass but at the time of the preparation of these sale particulars about 8 acres have been planted in corn. Mains water field troughs are well positioned and a concreted tack leads from the farmyard down to some of the fields.

The land is currently subject to an Entry Level Stewardship Scheme. The owner currently receives subsidy under the Basic Farm Payment Scheme and subject to eligibility such Entitlements will be transferred to the purchaser.

INGOING VALUATION

Due to the likelihood of the farm being redeveloped there will be no requirement to take over stored crops such as hay, straw or silage but negotiations will need to take place to facilitate removal of same. To enable development of the site, the dairy and specialised equipment will be removed by the sellers prior to completion.

SERVICES

Mains water connected to the house, farm buildings and various field troughs. Mains electricity. Private drainage system to the house and separate private drainage system installed for the farm buildings, capable of serving all the proposed residential units. Telephone connected subject to BT regulations. N.B. The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING & PLANNING CONSENT DETAILS

Strictly by arrangement through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

When travelling along the A3078 from Tregony to St. Mawes take the turning signposted to Philleigh and King Harry Ferry in the centre of the hamlet of Ruanhighlanes. Continue along this minor road and when arriving in Philleigh the Farmstead will be easily located in the centre of the village.





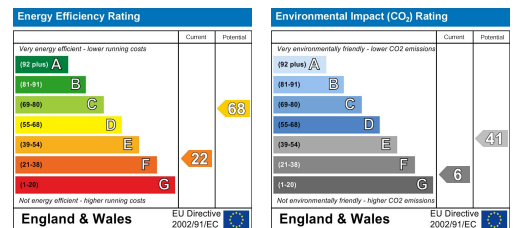


POLGLAZE FARM, PHILLEIGH
 APPROX GROSS INTERNAL FLOOR AREA:
 210 SQ METRES/2264 SQ FT

Key Features

- 5 Bed Farmhouse
- Farm Buildings to Convert
- Further Development Potential
- Picturesque Village Setting
- Area of Outstanding Natural Beauty
- 3 Bed Cottage
- Planning Consent Granted
- Good Productive Land
- Close River Fal
- Far Reaching Views

Energy performance rating



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