



STAGS

Little Water Farm



Little Water Farm

Goonhavern, Truro, TR4 9QG

Goonhavern ¼ mile A30(T) 1 mile Perranporth 3 miles Newquay 7 miles

- Detached 4 Bed House
- Detached 2 Bed Annexe
- 2 Bed Holiday Cottage
- Useful Range of Buildings
- Pot. for Further Cottages (stp)
- Pasture & Deciduous Woods
- Stocked Lake
- Total c. 9 Acres (3.64 Has)

Offers in excess of £720,000

SITUATION

Little Water Farm is situated off the B3285 just outside the popular village of Goonhavern which includes the village store, community hall, public house and garden centre. For parties interested in developing Little Water Farm further from a holiday letting aspect, it is ideally situated on a popular holiday route. Indeed, Perranporth, with its extensive beach and sands is only about 3 miles to the west, the coastal resort of Newquay about 7 miles and Truro, being the commercial and retail centre of Cornwall, is about 7 miles to the south. The main arterial route of the A30(T) is only about a mile to the east.

DESCRIPTION

Little Water Farm is approached over a private driveway from the B3285 which leads to an attractive stone chipped courtyard with central stone raised pond. Around the courtyard is Little Water House being the main residence, Honeysuckle Cottage being a holiday restricted single storey converted barn and Lake View House being a detached two-storey annexe linked to the farmhouse.

Little Water Farm offers a great deal of potential. Lake View House offers additional accommodation to the house, Honeysuckle Cottage generates a holiday letting income and there are further buildings around the courtyard offering potential for conversion to create further letting units if desired - subject to all necessary consents and approvals.

Little Water House was originally constructed in the early 1990s and presents a detached well laid out property with, on the ground floor, an Entrance Porch, Hall, Living Room, Kitchen and Dining Room, Snug, Utility Room, Side Conservatory and Shower Room. On the first floor, centred around a landing are Four Bedrooms, one of which benefits from an En Suite Shower Room, and a Family Bathroom. Outside to the front of the house are extensive gardens laid mainly to lawn with fruit trees and coniferous and deciduous borders.

Honeysuckle Cottage, on the eastern side of the courtyard, is a single storey holiday restricted cottage converted from a traditional barn about ten years ago and provides



A detached four-bedroom house with separate two-storey annexe & holiday cottage, buildings, attractive land & lake





well-presented accommodation which benefits from underfloor heating. There is a central large open-plan Kitchen, Dining and Living Room with, to either side, Bedrooms with En Suite facilities. Honeysuckle Cottage, when it was converted, was designed to be wheelchair friendly. Outside is a large lawn garden with timber fence border.

Lake View Cottage, on the northern side of the courtyard, is a detached two-storey annexe which is linked to the house and which was converted from an old granary in the latter part of the 1990s. On the ground floor is a small Hall, Kitchen with an extensive range of units, small Rear Hall, under-stairs WC, Living Room and rear Conservatory with direct access to a private, mainly paved, garden area with shrub and flower borders.

THE BUILDINGS

On the western side of the courtyard, are a range of useful and versatile outbuildings offering potential for further conversion to create additional letting units if desired subject to all necessary consents and approvals.

These outbuildings include a former Garage/Workshop with adjoin Store, adjoining open fronted two-bay Store Building and a two-storey block and timber General Purpose Building with at ground level open-fronted Machinery Shed/Car Port and at first floor level, approached by external timber stairs, is a Workshop/Hobbies Room with workbenches.

On the land is an open-fronted timber two-bay Field Shelter about 33' x 12'6" with gates.

THE LAND

The land with Little Water Farm adjoins the original farmstead. To the west and directly accessed from the outbuildings is a fenced Chicken Run and adjacent small paddock.

To the north and west are open areas of grassland and moorland interspersed with a number of deciduous and some coniferous trees. The land therefore not only provides for areas of grazing for livestock and ponies, but also pleasant woodland walks.

At the northern end of Little Water Farm is an appealing lake, stocked we understand with Rudd, and an adjacent feeder pond. It is considered there is some potential for small scale coarse fishing, perhaps in association with holiday letting. Also, the land offers much environmental and conservation appeal and attracts a wide variety of wildlife, particularly given the lake and moorland areas. Adjacent to the property on the northern side is a nature reserve.

On the Ordnance Survey there are no public footpaths which cross any part of the property.

In total, Little Water Farm extends to about 9 Acres (3.64 Hectares).

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

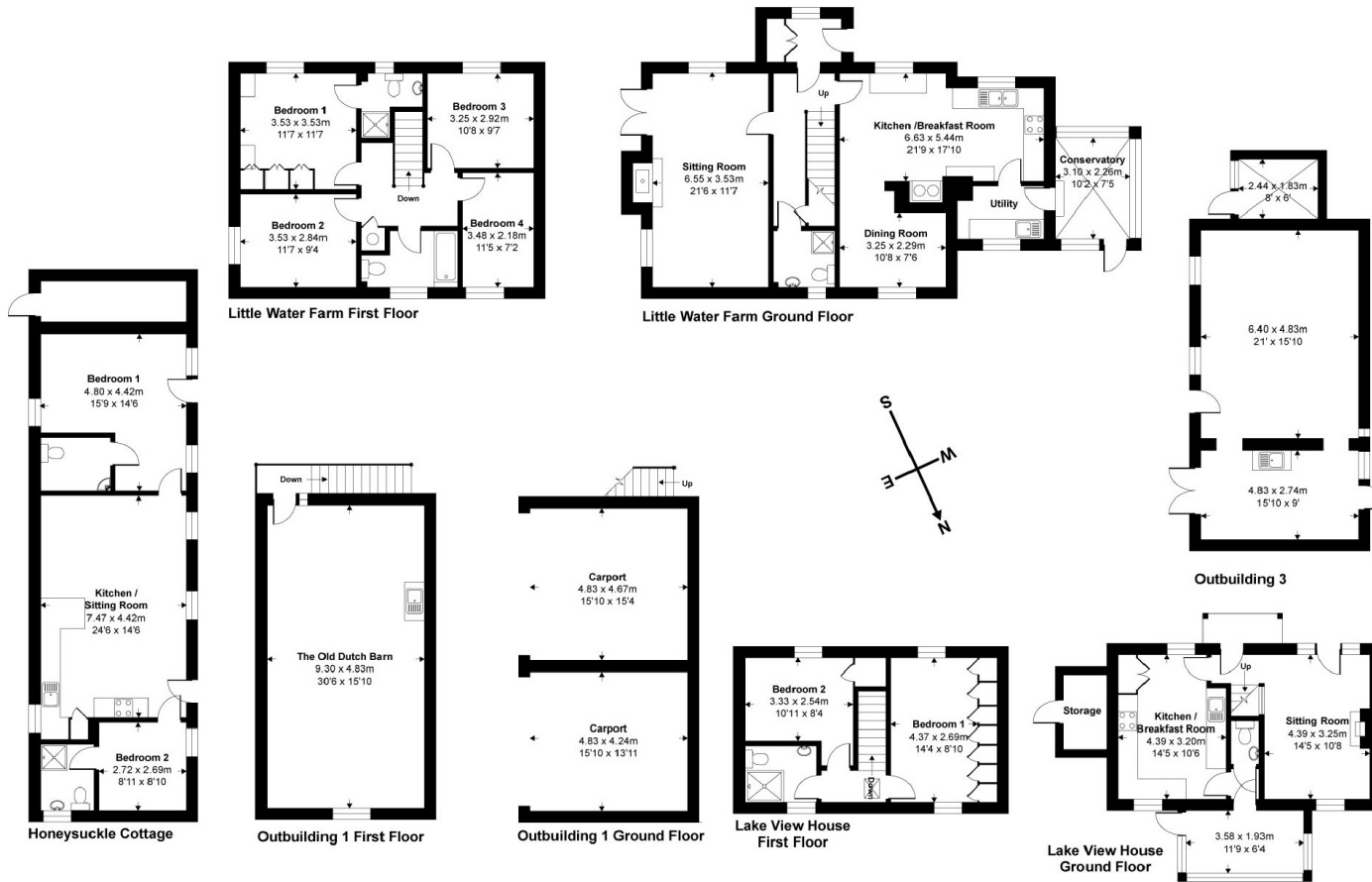
Travelling westbound on the A30 (T) dual carriageway at Carland Cross, continue straight on onto the single lane towards Penzance. After about a mile, turn right onto the B3285 towards Goonhavern. Drive for about a mile, pass Oakridge Farm on the left, pass a row of cottages on the right-hand side and Little Water Farm will then be seen as the next property on the right-hand side. There is a name plate.

SERVICES

Private well water supply to the house. Shared private borehole water supply to Honeysuckle Cottage and Annex. Mains electricity connected. Solid-fuel heating to the house, underfloor heating to Honeysuckle Cottage and LPG heating to the Annex. Private drainage. TV and telephone points. Double glazed.



Approx. Gross Internal Floor Area
286.2 Sq Metres 3081 Sq Ft (Excludes Outbuildings / Includes Lake View House & Honeysuckle Cottage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



Stags
Stags Estate Agents, 61 Lemon Street, Truro, Cornwall, TR1 2PE
Tel: 01872 264488
truro@stags.co.uk

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		71	54
England & Wales		EU Directive 2002/91/EC	