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Lower Tregantle Farm,
Lanlivery, Bodmin, Cornwall, PL30 5DA



**Lower Tregantle Farm
Lanlivery, Bodmin, Cornwall, PL30 5DA**

Stock rearing and dairy farm with significant residential appeal

Grade II listed four bedroom character farmhouse

Two bedroom holiday cottage known as 'The Chestnut Tree'

Range of farm buildings, some with planning potential

106 acres of productive pasture and attractive amenity woodland



SITUATION

Lower Tregantle Farm is situated in rural mid Cornwall, equal distance between the sought after villages of Lanlivery and Luxulyan. The ancient stannary town of Lostwithiel, which provides a vibrant and lively community, with many antique and independent shops and excellent restaurants and pubs, is approximately 3 miles distant. Lostwithiel also benefits from a mainline railway station, with Bodmin 6 miles distant, providing access to the main arterial route throughout Cornwall, the A30. A regional airport can be found at Newquay, approximately 17 miles distant.

The beautiful Fowey Estuary and the port town of Fowey itself, is approximately 8 miles distant providing a wide selection of accommodation, events, shopping and eating out.

This popular area of mid Cornwall has much to offer, with picturesque towns and villages to explore, the South Cornish coastline and the world renowned Eden Project a short distance.

INTRODUCTION

Lower Tregantle Farm is currently run as a dairy and stock rearing farm, taking advantage of the temperate climate and principally loamy soils, producing excellent grass growth.

The Grade II listed farmhouse provides characterful living accommodation, with many original features including open fireplaces and a granite spiral staircase. Situated close to the farmhouse is the holiday cottage known as 'The Chestnut Tree', which was converted in 2010 and has been successfully let since this time, particularly given the farm's location to the popular Eden Project.

The range of farm buildings are currently used for the stock rearing and dairy enterprises, although lend themselves to a variety of other agricultural uses, or perhaps equestrian, with potential for redevelopment, subject to the necessary planning consents being sought. The land extends to 106.34 acres, including 30 acres of attractive amenity woodland and rough grazing; the land running down into a valley with river frontage.

LOTTING

The farm is available as a whole, or in the following lots:

LOT 1 - The Farmhouse, The chestnut tree, farm buildings and approximately 75.33 acres (30.47 hectares) of land.

LOT 2 - Approximately 17.52 acres (7.09 hectares) of land and a farm building.

LOT 3 - Approximately 13.49 acres (5.46 hectares) of land.

LOT 1

The Farmhouse

Lower Tregantle Farmhouse is a detached Grade II listed house of stone construction with a pitched slate roof. The house retains many characterful and original features and provides the following accommodation:-

Ground Floor

Front entrance door to PORCHWAY with tiled floor and side door off to internal HALLWAY with first floor stairs, granite floor and radiator to CLOAKROOM with WC, hand basin and under stairs cupboard. UTILITY ROOM with granite floor, slate shelving, Belfast sink, oil fired central heating boiler and plumbing for washing machine to FARMHOUSE KITCHEN with solid fuel Rayburn in stone fireplace, range of kitchen units, stainless steel sink unit, built-in hob and oven and exposed beams to LIVING ROOM with solid fuel burner in granite open fireplace, radiator and access to the first floor via a feature granite spiral staircase.

First Floor

LANDING with radiator, MASTER BEDROOM with EN SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, ONE SINGLE BEDROOM and a family BATHROOM having a panelled bath with shower over, WC and hand basin.

Outside the Farmhouse

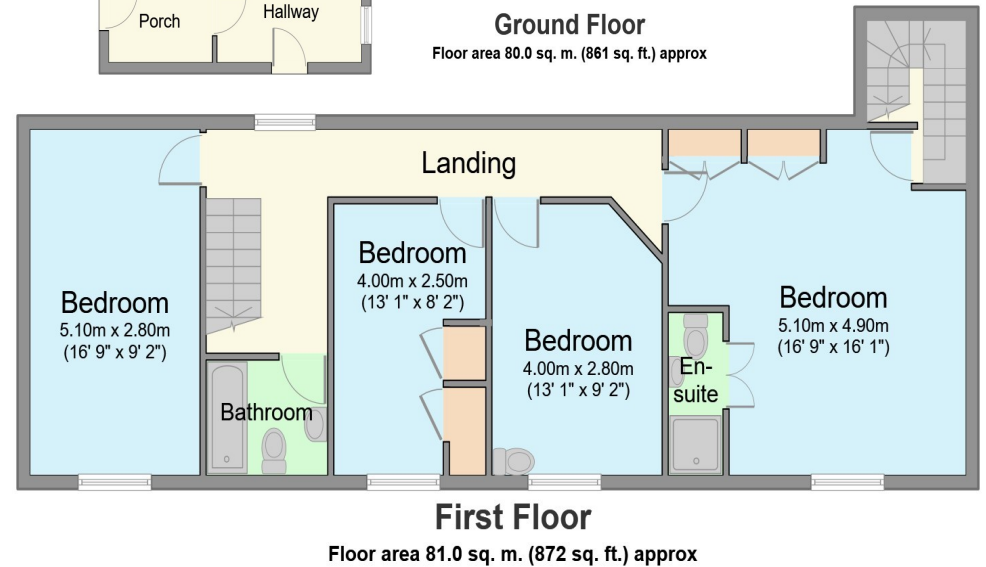
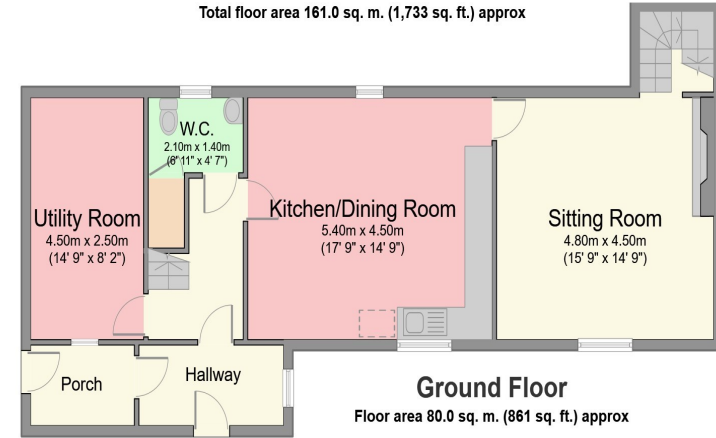
A separate entrance off the farm lane leads to the rear of the house where there is a parking area, providing access to an attractive side lawned garden, with flower and shrub bed borders. At the front of the house is a further lawned garden, with steps leading to 'The Chestnut Tree' garden. At the side is a stone and slate roof with loft over GENERAL STORE 10' x 21' (3.04m x 6.40m).



FARMHOUSE FLOOR PLAN

(Floor plan for identification purposes only, not to scale)

Total floor area 161.0 sq. m. (1,733 sq. ft.) approx



LOT 3

Contact us

Kivells, Farms & Land Department
7-8 Bay Tree Hill, Liskeard,
Cornwall, PL14 4BE
Phone | 01579 345543
Email | mark.bunt@kivells.com





The Chestnut Tree



LOT 1
The Chestnut Tree

The Chestnut Tree comprises a detached holiday cottage converted in 2010 and providing reverse style accommodation, equipped to a high standard:-

Ground Floor

DOUBLE BEDROOM with built-in wardrobes and EN SUITE comprising WC, hand basin, shower and radiator; HALLWAY with radiator and built-in cupboard; second DOUBLE BEDROOM with radiator and FAMILY BATHROOM having a bath with shower over, WC, hand basin and radiator.

First Floor

Open plan KITCHEN/DINING/LIVING AREA with range of kitchen units, built-in hob and oven and sink unit and ENTRANCE HALLWAY doubling up as a utility room with side door off, tiled floor and radiator.

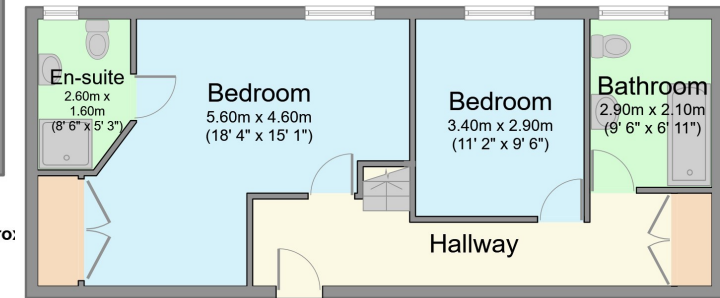
Outside The Chestnut Tree

At the side of the cottage is a parking area leading to lawned gardens with a patio.



First Floor

Floor area 40.0 sq. m. (431 sq. ft.) approx



Ground Floor

Floor area 53.0 sq. m. (570 sq. ft.) approx

COTTAGE FLOOR PLAN
(Floor plan for identification purposes only, not to scale)

Total floor area 93.0 sq. m. (1,001 sq. ft.) approx

LOT 1

The Farm Buildings

The range of buildings are centred around some concreted yards, with easy access from the farm's main entrance lane.

Top Yard

- ◆ LOOSE HOUSE of timber portal frame and corrugated iron roof construction 45' x 15' (13.71m x 4.57m) with 6' overhang
- ◆ COVERED YARD of timber portal frame and corrugated asbestos roof construction with central feed passage 75' x 60' (22.86m x 18.28m)
- ◆ COVERED YARD of timber portal frame and corrugated asbestos roof 40' x 30' (12.19m x 9.14m) with LEAN TO off the building above.

Lower Yard

- ◆ LOOSE HOUSE of timber portal frame and cement fibre roof 45' x 54' (13.71m x 16.45m)
- ◆ CUBICLE HOUSE of timber portal frame and box profile roof with isolation pen, calf pens and eight cubicles 15' x 45' (4.57m x 13.71m)
- ◆ PARLOUR housing six abreast parlour with feed loft above, 4,500 litre bulk tank, water heaters, plate cooler and attached feed store (45' x 30') (13.71m x 9.14m)
- ◆ WORKSHOP of concrete block and corrugated iron roof (18' x 18') (5.48m x 5.48m)
- ◆ COVERED YARD of timber portal frame and corrugated iron roof (60' x 30') (18.28 x 9.14m)
- ◆ CUBICLE BUILDING of timber portal frame and corrugated iron roof for thirty one cubicles 21' x 60' (6.40m x 18.28m)
- ◆ CUBICLE BUILDING of timber portal frame and box profile roof for fifty cubicles 54' x 45' (16.45m x 13.71m)
- ◆ TWO EARTH BANK SILAGE CLAMPS
- ◆ DIRTY WATER SYSTEM comprising slurry lagoon with dirty water catchment pit.



LOT 2 Farm Buildings

LOT 1 (Pink on plan)

The Land

Extending to approximately 75.33 acres (30.47 hectares) contained in a ring fenced block, including approximately 50 acres of productive pasture and 20 acres of attractive amenity woodland, with a river boundary. The land is accessed from the farmstead, is mostly level or very gently sloping with borehole and natural water.

LOT 2 (Yellow on plan)

Extending to approximately 17.52 acres (7.09 hectares) of gently sloping productive land, with 4 acres of woodland, an attractive pond, access off the parish road and a blockwork and corrugated iron roof LOOSE HOUSE 30' x 36' (9.14m x 10.97m).

LOT 3 (Green on plan)

Extending to approximately 13.49 acres (5.46 hectares) of level or very gently sloping pasture land in a ring fence, with access off the parish road.

OTHER IMPORTANT INFORMATION

Basic Payment Scheme (BPS)

The land is registered for the Basic Payment Scheme and corresponding Entitlements will be available as part of the purchase. Once the Rural Payments Agency transfer window is open, the Vendor (and not Kivells as selling agents; unless specifically instructed in writing to do so) shall transfer the necessary Entitlements commensurate with the eligible area of the Property and bear any necessary costs.

The Vendor will make the necessary claim for the scheme year up to 15th May claim date and shall be entitled to receive the full sum of money resultant from the claim they have made. If a sale of the Property takes place before the claim deadline and the Entitlements are subsequently transferred, the Purchaser will be entitled to make their claim prior to 15th May deadline and retain the money paid thereon by the Rural Payments Agency. There shall be no apportionment of the money claimed during any scheme year between the parties.

Tenure

The farm is freehold with vacant possession upon completion.

Valuation

The Purchaser will be required to take over all silage, hay, straw, fodder, growing and standing crops at valuation to be prepared by Kivells and there will be no counter claim for dilapidations. Such valuations to be conducted in accordance with the central Association of Agricultural Valuers.

Farm Sale

The Vendor reserves the right to hold a Farm Sale on the farm before completion.

Farm Plan

The farm plan is based on Ordnance Survey extracts, the areas are not guaranteed and intending purchasers must satisfy themselves as to their accuracy.

Easements, Wayleaves, Rights of Way

The Property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the Property.

Location Plan

For identification purposes only and not to scale.

Directions

From Liskeard, take the A38 as far as Dobwalls Twelvewoods Roundabout and turn left where sign-posted Lostwithiel. Follow the road, passing through the town of Lostwithiel and after approximately 2 miles turn right where sign-posted Lanlivery. Continue into the village of Lanlivery and bear left opposite the church sign-posted Luxulyan. After approximately ½ a mile, take the first left and after a further ½ a mile, the entrance to the farm will be found on the right hand side.

Services

Mains electricity to the farmhouse, cottage and buildings. Mains water to the farmhouse and cottage. Borehole to the farm buildings, providing a backup supply to the farmhouse and cottage. Private drainage to the farmhouse and cottage. Oil fired central heating to the farmhouse.

Boundaries

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither Vendor, nor the Vendor's agents, will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or the interpretation of them, the question shall be referred to the Vendor's agents whose decision acting as experts shall be final.

Local Authority

Cornwall Council Chy Trevail, Bodmin, Cornwall PL31 2FR.

Council Tax Banding and Business Rates

Lower Tregantle Farmhouse – Band 'D'. The Chestnut Tree – Rateable Value £2,700.

Energy Performance Certificate - Band D

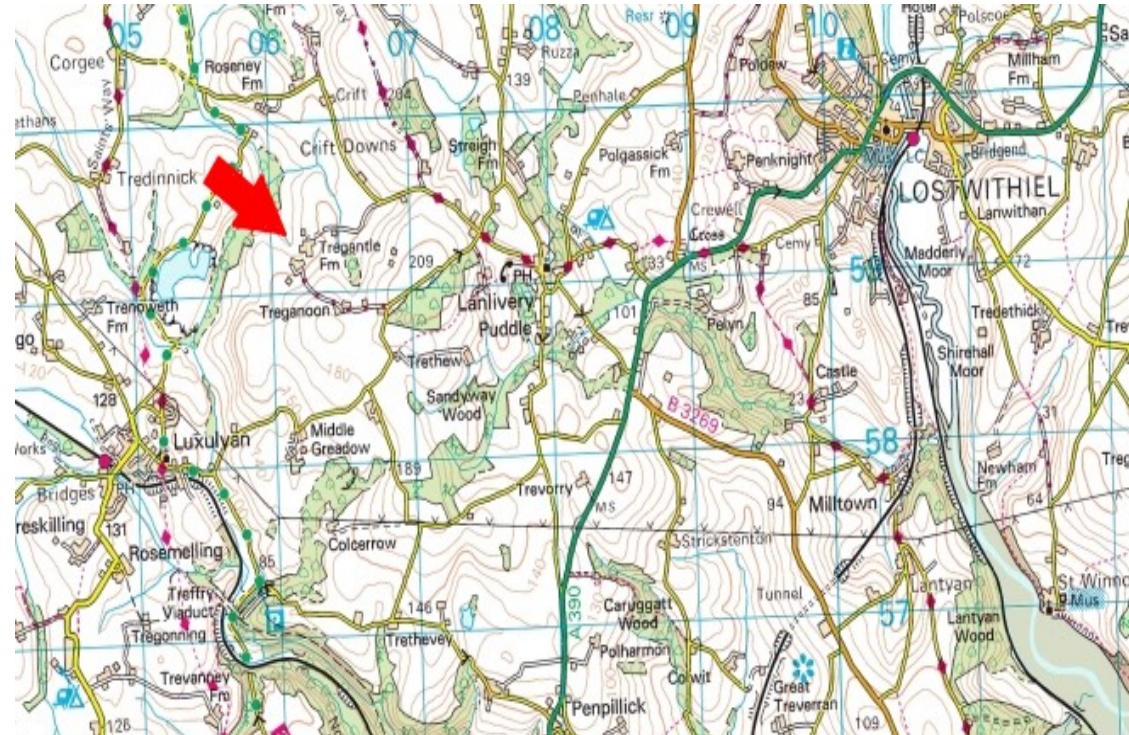
Photographs

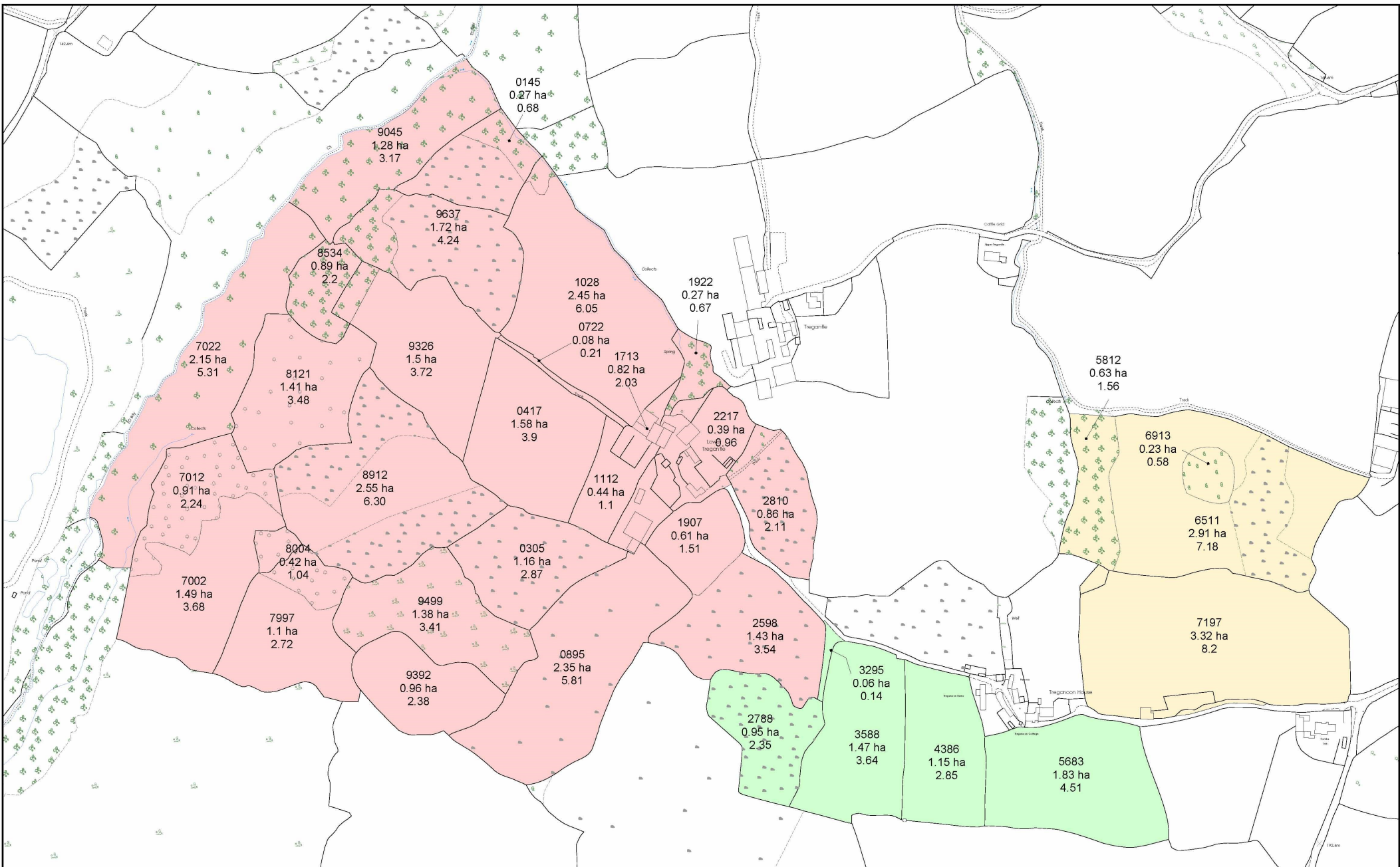
Taken May 2017.

Viewings

Please call to make an appointment. We are open from at least 8.45am to 5.30pm Monday to Friday and 9am to 1pm on Saturdays.

FULL DETAILS OF THIS AND EVERY PROPERTY ARE AVAILABLE ON OUR WEBSITE www.kivells.com





This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing R9313-01 Date 05.06.17

Scale
1:3500
@ A3

Lower Tregantle Farm



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