



STAGS

Homestead Farm

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Penhallow, Truro, TR4 9LT

A30 (T) 1 mile Perranporth and North Coast 3 miles Truro 6 miles

- No Onward Chain
- Sitting Room
- Formal Dining Room
- Kitchen/Breakfast Room
- Conservatory, Utility
- Annexe, Studio
- Extensive Gardens
- Parking

Guide price £775,000

SITUATION

Ideally situated close to the North Cornish Coast, Homestead Farm stands amidst beautifully manicured gardens, woodland and grounds of 0.60 acres. Approached through its own five bar gate the property is only two miles inland from the picturesque north cornish coastline with local beaches including the three mile long stretch of golden sands at Perranporth, Other notable nearby beaches are Crantock and Holywell Bay with the world famous surfing beaches at Newquay also readily accessible.

Nearby Perranporth offers a range of everyday amenities including shops, public houses, restaurants, primary school, links golf course and the renowned three mile golden stretch of sandy beach.

The Cathedral City of Truro is seven miles distant with its vibrant shopping centre with many national retailers represented. There is also a variety of well established local schools, indoor and outdoor markets, cobbled streets and alleyways which give this city its unique character.

There is a mainline railway station at Truro linking with London Paddington whilst Newquay Airport has scheduled flights to both national and international destinations.



A beautifully presented Cornish Farmhouse standing within extensive gardens, woodland & grounds of approximately 0.6 acres





DESCRIPTION

Built Circa 1800's and almost completely rebuilt in 2000 this magnificent Cornish Farmhouse provides spacious and immaculately presented accommodation.

The property retains a wealth of character and traditional features to include beamed ceilings, Cornish Stone fireplace with granite lintel and clome oven, a mixture of Cornish slate, solid oak floors and oak doors with latches. The property is arranged over two floors with a cloakroom, utility, bespoke kitchen boasting granite worktops, central island and walk in pantry. A family/breakfast room leading into the spacious conservatory with the formal dining room and sitting room completing the ground floor. Stairs lead from the dining room to the first floor where there are four double bedrooms (one en suite) and a large family bathroom. Situated within the gardens are two versatile studio buildings suitable as granny annexe, gym, office or accommodation with income potential.

OUTSIDE

The property is approached through a five bar gate into a gravelled parking area. The property stands within generous beautifully manicured gardens and grounds extending to approximately 0.6 acres. There is a red cedar summerhouse and several secluded lawn areas, a woodland, and orchard with fruit bushes. The profusely stocked gardens include an array of mature shrubs and trees. The two ornamental ponds are linked by a waterfall offering a restful shady retreat.

VIEWING

Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

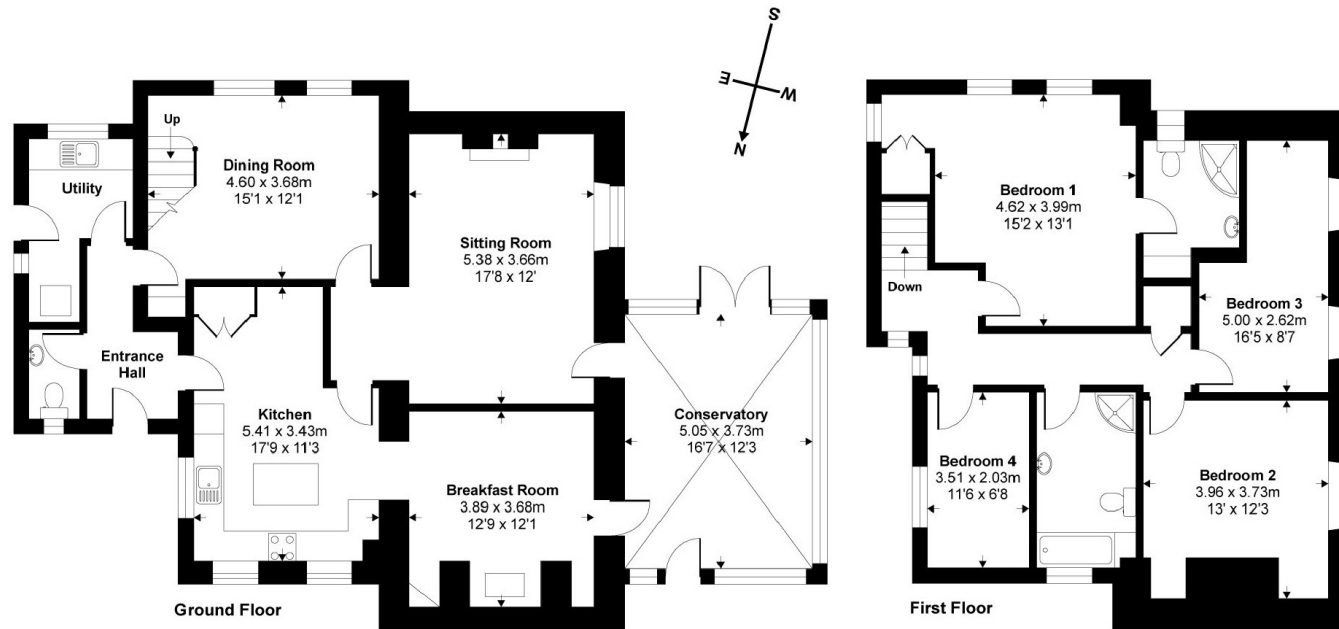
From Truro take the B3284 towards Perranporth. Drive out of the city and continue on through the village of Shortlanesend. Continue on through Allet until reaching the T-junction with the A30. Turn left and then right towards Perranporth on the B3284. Turn right at the Junction toward Newquay. Continue on this road turning right on the sharp left hand bend towards Ventongimps into the country lane and the property will be evident on the right hand side.

SERVICES

Mains water and electricity. Private drainage, Oil fired central heating.



Approx. Gross Internal Floor Area
194.9 Sq Metres 2098 Sq Ft



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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.



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	39	
1-20	G		75
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	