



Treven Farm
St. Erth Praze, TR27 6EB





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Nestled in the picturesque hamlet of St. Erth Praze, Hayle, and being sold with no onward chain, this immaculately presented detached Cornish farmhouse offers a unique blend of charm and modern living. With four spacious bedrooms and two well-appointed bathrooms, this home is perfect for families seeking comfort and style in a tranquil rural setting. As you enter, you are greeted by a stunning lounge dining room, featuring a magnificent inglenook fireplace and a beautiful oak & glass staircase. These serve as focal points for the room, creating a warm and inviting atmosphere for gatherings with family and friends. The generous layout allows for both relaxation and entertaining, making it an ideal space for creating lasting memories. The property boasts a large paddock of just under six acres, providing ample outdoor space for various activities, whether it be gardening, keeping livestock, or simply enjoying the serene countryside views. The delightful rural position enhances the appeal, offering a peaceful retreat away from the hustle and bustle of city life. Additionally, there is planning permission in place to convert one of the barns, presenting an exciting opportunity for further development or to create a guest accommodation, studio, or workshop, tailored to your needs. There are further outbuildings offering a tremendous amount of potential. This exceptional farmhouse is not just a home; it is a lifestyle choice, offering the perfect balance of rural charm and modern convenience. With its idyllic location and potential for expansion, this property is a rare find in the heart of Cornwall. Do not miss the chance to make this enchanting farmhouse your own.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price- £775,000

Location

The property is situated in the rural hamlet of St Erth Praise, just outside of the thriving coastal town of Hayle. The town itself provides many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as is the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

Accommodation

Entrance porch
Kitchen
Lounge dining room
Utility room (Former dairy)
Shower room
Bedroom

Bedroom
Bedroom
Bedroom
Bathroom

Outside

The property benefits from a generous paddock of just under 6 acres, which is perfect for those with an equestrian interest or those looking to keep livestock. There are a number of outbuildings providing superb storage space, as well as offering exceptional potential to convert. There is a spacious courtyard as you enter the property, providing parking for several vehicles.

Services

Mains water and electricity. Private drainage (cesspit) and LPG central heating. Freehold tenure.

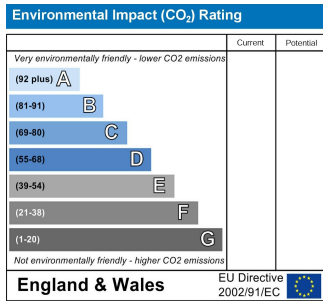
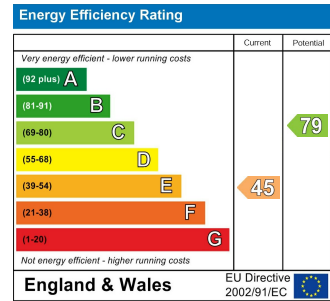
Agents note

Our clients have informed us that there is evidence from historic mapping, of localised mine workings in the paddock.

Agents note two

There is planning permission to convert the L shaped barn with the green roof across the courtyard into a four bed detached dwelling. Our clients also have planning permission to extend and make alterations to the farm house. Documents can be found on the online planning portal under ref PA23/03345.





Agents note three

Our clients have informed us that there is a pedestrian right of way through the courtyard, which joins up to a rural lane which is owned by a neighbouring property. Our clients have informed us that this right of way is rarely used as it has no through way access to anywhere.

Council Tax Band E**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

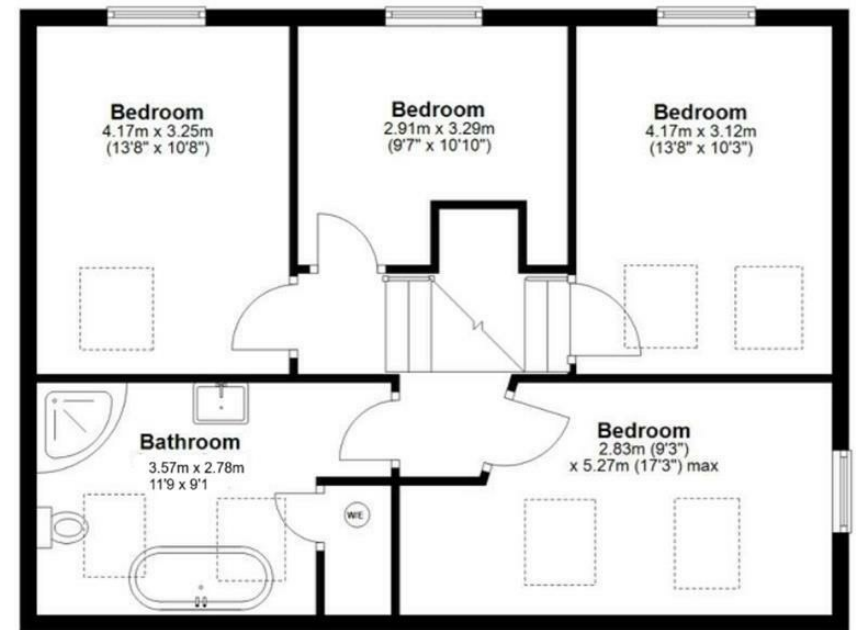
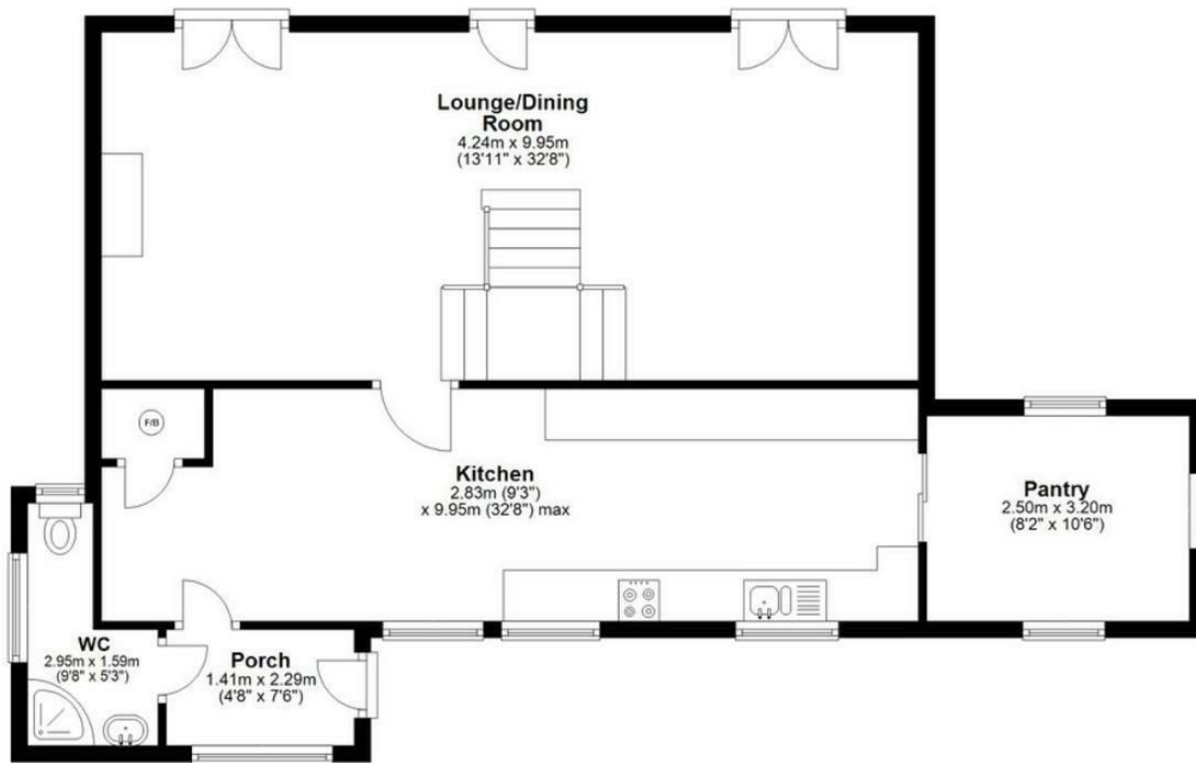
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

