



WHEAL FORTUNE FARM

TWELVEHEADS, TRURO,

TR4 8SW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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WHEAL FORTUNE FARM

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TR4 8SW

DETACHED HOUSE, OUTBUILDINGS AND OVER TWO ACRES

Located in a very peaceful, rural setting between Truro and Falmouth, enjoying complete privacy and well away from neighbouring properties.

A wonderful package with beautifully presented, light and spacious house, farm buildings, garage and detached workshop offering development potential.

Five bedrooms - master and guest bedrooms with en suite's, large kitchen/dining room, sitting room, two bathrooms, utility room and cloakroom.

Double garage/workshop with inspection pit. Second garage. Modern and traditional farm buildings.

Oil Central Heating. Double Glazing.

Available as a whole or in Two Lots.

LOT 1 - House, outbuildings and 2.25 acres - Guide £860,000

LOT 2 - 4.63 Acres - Price On Application.

Freehold. Council Tax Band C. EPC - D.



GUIDE PRICE £860,000

Philip Martin

PHILIP MARTIN

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The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Wheal Fortune Farm is a delightful small farm located in a quiet rural setting on the outskirts of the hamlet of Twelveheads. It comprises a large detached house, fabulous mature gardens and paddock. In addition lots of outbuildings and the benefit of no near neighbours. In total the land extends to approximately 2.25 acres. There is a further 4.63 acres available by separate negotiation. The house is beautifully presented and has been transformed over the last twenty two years during our clients ownership. It is so much larger and more impressive then immediately apparent from outside, the photographs do not do the property justice. It has been extended substantially and provides spacious family accommodation that is extremely versatile. The accommodation includes; large kitchen/dining room with quality fitted kitchen, granite worktops and high ceilings, three reception rooms and five bedrooms (alternatively four bedrooms if the ground floor rear bedroom is used as another reception). The master bedroom is particularly large and a feature is the superb balcony with fabulous views over the rear garden and fields beyond. The house is versatile and could be split to provide separate annexe accommodation for those purchasers with a dependent relative. Most of the rooms have a pleasant view over the surrounding countryside and the house is notably light. There are an extensive range of outbuildings including a garage/workshop with inspection pit (easily converted to an annexe/holiday let subject to gaining the necessary consent). Traditional stables and a new open fronted shed has recently been built. The gardens are a sheer delight, being well stocked with many mature shrubs and plants, lots of trees, polytunnel and vegetable patch.

LOCATION

Wheal Fortune Farm is located in a very quiet, private setting and accessed from the Bissoe Trail close to the hamlet of Twelveheads. The trail is miles long and leads from the north coast at Portreath to the south coast at Devoran and provides excellent and safe horse riding and cycling opportunities avoiding main roads. The nearest village with excellent facilities is Carnon Downs (approximately three miles) with general store and post office, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth. The property is also well placed for access to the creek and sailing facilities on the Fal Estuary. The city of Truro is approximately seven miles to the east and here there is a fine shopping centre with many national multiples as well rail connections to London (Paddington) as well as various social and leisure facilities. The port of Falmouth lies approximately six miles to the south.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE VESTIBULE

Window to side, tiled floor, radiator.

ENTRANCE HALL

Stairs leading to first floor, two storage cupboards.

LIVING ROOM

6.35m x 4.75m (20'9" x 15'7")

A light, well proportioned room with French doors opening into the rear garden, three windows plus high windows in apex. Woodburning stove, solid wood floor. Steps to lower sitting area, fireplace with granite lintel, radiator, two windows to front.

KITCHEN/DINING ROOM

5.82m x 5.61m (19'1" x 18'4")

A very light twin aspect room with high ceilings. Two sets of French doors to side enjoying fabulous garden views, windows to rear and front gardens. Remotely operated Velux windows. Modern base and eye level kitchen units, Neff double oven with ceramic hob and extractor fan over, space for fridge/freezer. Granite worktops, double Belfast sink, space and plumbing for dishwasher. Tiled floor. Two radiators.

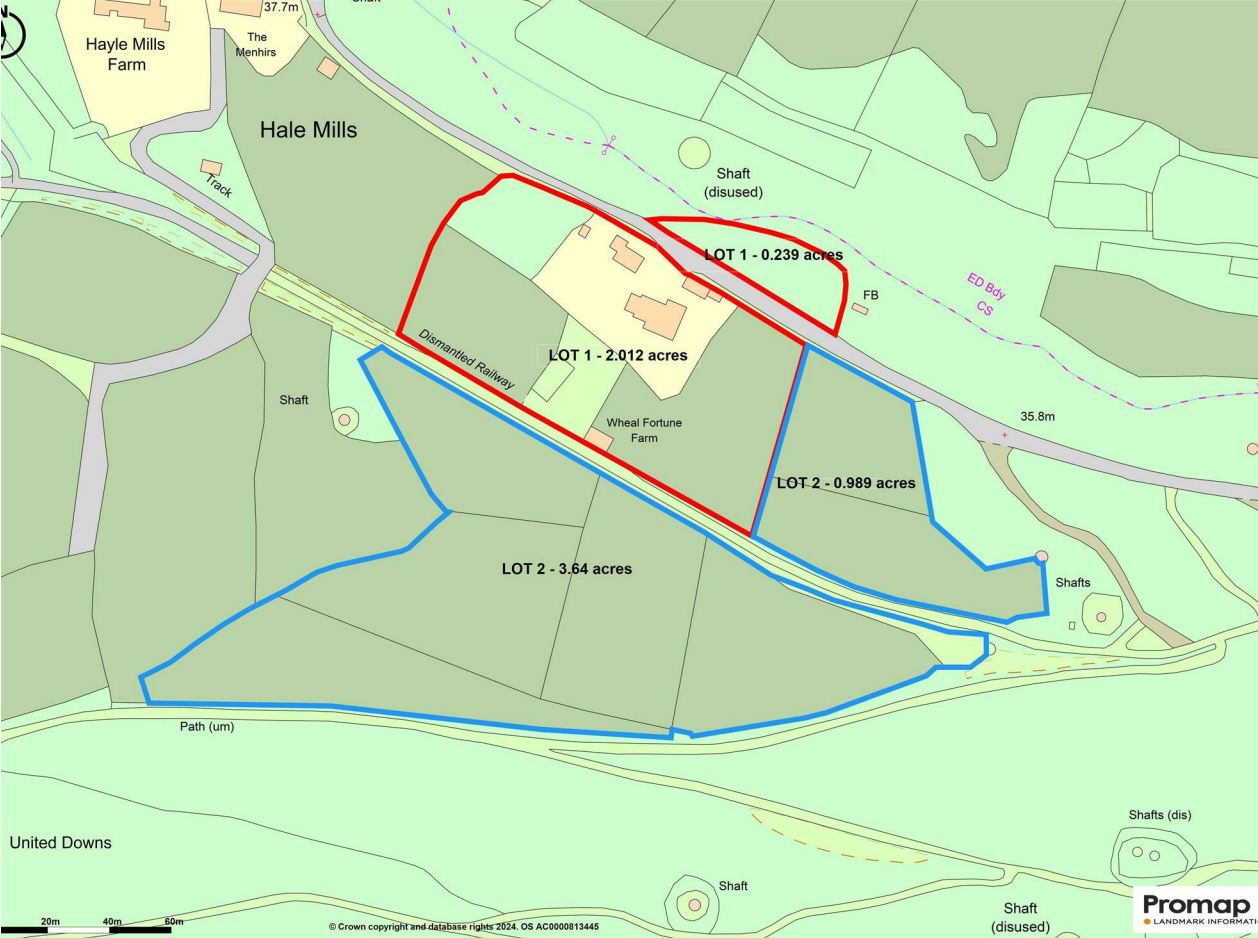
UTILITY ROOM

Window to side. Granite worktops with space and plumbing for washing machine and tumble drier below. Heated towel rail. Tiled floor.

CLOAKROOM

Low level w.c, wash hand basin, tiled floor. Radiator.

From Entrance Hall Arched door to:



BEDROOM TWO

5.79m x 5.08m (18'11" x 16'7")

A large twin aspect room with two windows overlooking the side garden and two to rear. Built in wardrobes. Radiator. Door to:

EN SUITE SHOWER ROOM

Modern white suite with low level w.c, vanity sink unit, bidet, shower cubicle with fully tiled surround and Mira shower. Window to side, extractor fan, heated towel rail.

BEDROOM FOUR

4.67m x 3.23m (15'3" x 10'7")

Twin aspect with window to front and two to side. Radiator.

BATHROOM

A large bathroom with white suite including low level w.c, pedestal wash hand basin, separate shower cubicle with tiled surround and Aqualisa shower. Heated towel rail. Radiator. Extractor fan.

FIRST FLOOR

LANDING - Two Velux windows.

BEDROOM ONE

5.79m x 5.46m (18'11" x 17'10")

A large, light room with French doors opening onto balcony enjoying views over the garden, window to side and large Velux. High ceilings, exposed roof trusses, built in wardrobes. Door to:



EN SUITE

Low level w.c, vanity sink unit. Velux window. Heated towel rail.

BEDROOM THREE

6.07m x 3.18m (19'10" x 10'5")

Another twin aspect room with two windows to front and one to side. Radiator.

BEDROOM FIVE/STUDY

3.66m x 2.08m (12'0" x 6'9")

Window to front with window seat, radiator, Velux and exposed beam. Telephone point.

OUTSIDE

Wheal Fortune Farm is approached from a minor country lane that forms part of Bissoe Trail. Solid electric gates open into a brick driveway that provides parking for several cars and access to the:

WORKSHOP/DOUBLE GARAGE

7.62m x 5.18m (24'11" x 16'11")

Concrete block built with cavity. Inspection pit. Loft space. Light and power. Double doors. Attached to the side is a gardeners W.C.

GARAGE

4.04m x 2.84m (13'3" x 9'3")

Attached to the rear of the workshop. Electric roller door. Light and power.

GARDENS

The brick drive continues from the main driveway past the workshop and garage to additional parking for three cars. There is a Greenhouse included in the sale and beyond this is the orchard with fruit trees and a fabulous selection of rhododendrons, acers, monkey puzzle tree and pathways meander through the garden with many specimen shrubs and plants. The gardens continue at a higher level to the house where there are lawns and a huge selection of magnificent mature specimen shrubs and plants providing colour and interest as well as a garden pond. Within the top field, just above the garden is the polytunnel and productive vegetable garden enclosed behind a rabbit proof fence. The whole property enjoys complete privacy and far reaching views over the surrounding countryside.

A brick path leads from the main entrance drive to the front door and continues to the outbuildings.

TRADITIONAL DETACHED STONE BARN

Divided into three sections including a store/tool shed stable and log store. Light and power is connected.

FARM YARD

Enclosed concrete yard, ideal hardstanding for animals. Double gates providing a second access onto the access lane and five bar gate leads into the paddock.

MODERN FARM BUILDING

A superb timber, general purpose shed easily adapted to provide stabling and suitable for a variety of purposes. Beyond the shed is an enclosed poultry run and a gate leads into the adjoining field,

ADDITIONAL LAND

There is an additional 4.63 acres that adjoins the property that is available by separate negotiation. The land is divided into five grass paddocks with water troughs and are currently being grazed. The land is enclosed within natural hedge boundaries with many wonderful mature native trees.

SERVICES

Mains water and electric are connected. Private drainage. Oil fired central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

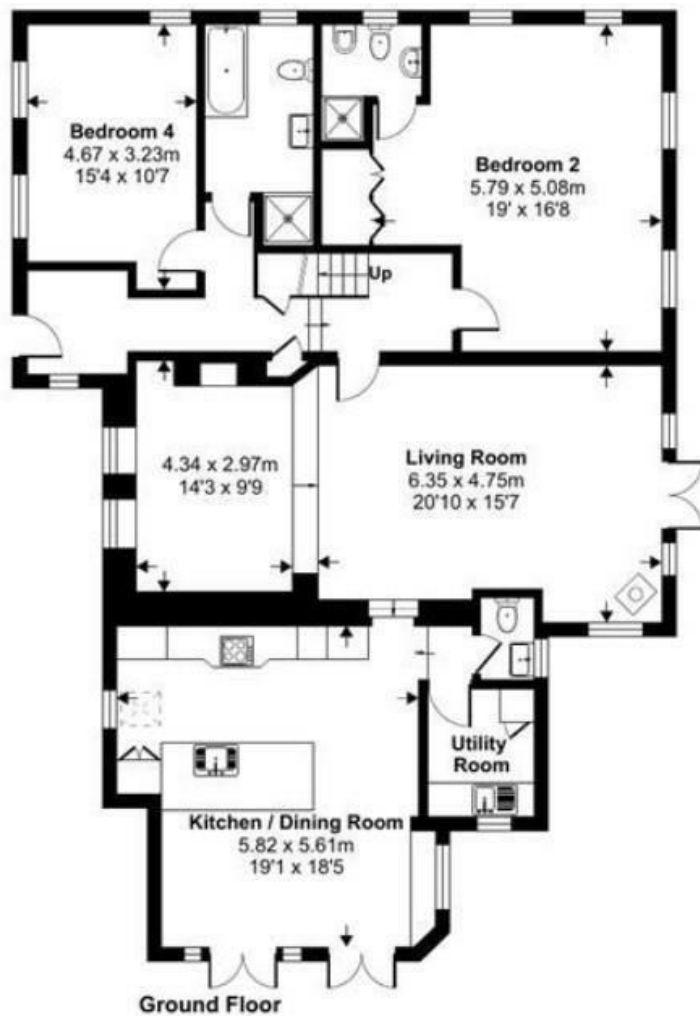
The vendors will be taking some of the plants and shrubs from the garden.

VIEWING

Strictly by Appointment 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

From Truro proceed in a southerly direction along the A39 towards Falmouth. At the Devoran roundabout turn right signposted to Bissoe. Proceed over the crossroads and continue past Bissoe Cycle Hire, taking the next right opposite Richards Garage. Continue along this road for approximately 1.5 miles and just before a sharp right hand bend (that continues into Twelveheads) turn left by "Bon Appetit" cafe (Post Code TR4 8SH) onto the Bissoe Trail. Please note this is a rough unmade lane! Ignore the no entry signs and follow this lane for approximately 400 meters and Wheal Fortune Farm is the first property on the left. Please note some Sat Naves do not go directly to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			
81-91) B			
69-80) C			
55-68) D			
49-54) E			
41-48) F			
35-40) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus) A			
81-91) B			
69-80) C			
55-68) D			
49-54) E			
41-48) F			
35-40) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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