

# Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



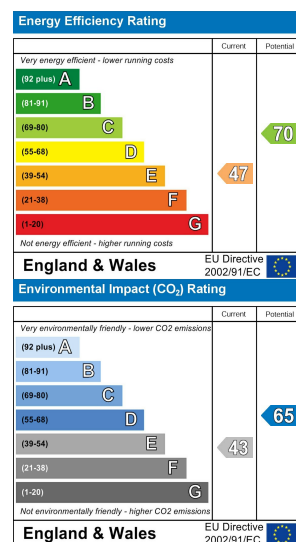
## Carnkief Farm Wheal Frances, Goonhavern, Truro, TR4 9NS

21 ACRE RESIDENTIAL SMALL HOLDING WITH DETACHED BUNGALOW SUBJECT TO AGRICULTURAL OCCUPANCY RESTRICTION

Individual detached chalet style bungalow in an idyllic setting enjoying fabulous country views.  
Extensive range of timber framed general purpose buildings and workshops. Generous gardens.  
In need of considerable modernisation/development.

- 3 Bedrooms
- 3 Receptions
- Sun Lounge
- Large Attic Room
- Double Integral Garage
- Extensive Timber Outbuildings
- Mature Gardens
- Approximately 21 Acres

**Guide Price £395,000**



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Carnkief Farm comprises a spacious and versatile detached chalet style bungalow, considerable outbuildings and approximately 21 acres of mainly mature pasture in conveniently shaped and easily managed fields. The location is particularly pleasant and whilst very rural is only one and a quarter miles from Goonhavern village and only three miles from the north Cornish coast at Perranporth.

The dwelling is subject to an agricultural occupancy restriction and enjoys pleasant uninterrupted views over the surrounding countryside. It is a substantial timber framed chalet style bungalow which is in need of total refurbishment and possible redevelopment subject to gaining necessary consent. Gardens surround the property which separates the bungalow from the extensive range of farm buildings and land.

The land is located to the south of the bungalow being mainly mature pasture enclosed within natural hedge boundaries and nine useful fields. Ideal for hobby farming, livestock or equestrian uses.

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

**SIDE ENTRANCE**

7'10" x 4'3" (2.39m x 1.30m)

Incorporating boiler room with Warm Flow oil fired boiler.

**KITCHEN/BREAKFAST ROOM**

15'9" x 8' (4.80m x 2.44m)

Twin aspect room with far reaching views. Base and eye level oak effect kitchen units, integral stainless steel sink and single drainer. Space and plumbing for washing machine.

**DINING ROOM**

9'8" x 9'5" (2.95m x 2.87m)

Window overlooking the rear garden, radiator.

**SITTING ROOM**

17'6" x 10'10" (5.33m x 3.30m )

Plus 9'6" x 9'6". An L-shaped room with fitted living flame LPG gas fire, two radiators, door to garden and access to:-

**SUN LOUNGE**

16'3" x 7'10" (4.95m x 2.39m)

With far reaching rural views.

**INNER HALL**

Built-in airing cupboard, radiator, access to roof space.

**BATHROOM**

Panelled bath, pedestal wash hand basin and radiator.

Separate W.C. with low level suite.

**BEDROOM 1**

9'6" x 9'2" (2.90m x 2.79m)

Window overlooking the rear garden and radiator.

**BEDROOM 2**

9'10" x 8' (3.00m x 2.44m)

With countryside views.

**BEDROOM 3**

11'3" x 9'6" (3.43m x 2.90m)

Window to rear.

**EN-SUITE SHOWER ROOM**

Comprising shower cubicle, hand basin, sliding door to adjoining W.C.

Access to:-

**DOUBLE INTEGRAL GARAGE**

18'11" x 18'6" (5.77m x 5.64m)

With two up and over metal garage doors.

GREENHOUSE/POTTING SHED 21' x 5'9"

Staircase to:-

**ATTIC ROOM**

25' x 9'8" (7.62m x 2.95m)

A large room with gable end window and velux roof lights. Large attic corridor space 38' long leading to additional STORE ROOM 10'9" x 8'11".

**OUTSIDE**

The gardens enjoy a sunny southerly aspect with the majority behind the bungalow. At the front is an entrance driveway and further garden. The larger rear garden includes a lawn and sizable ornamental fish pond. Beyond the garden are the various general purpose farm buildings. Including pole frame WORKSHOP 28'9" x 20' with double doors. Timber frame STORE SHED 33'9" x 11'9". Pole frame TRACTOR SHED 35'6" x 16'3. IMPLEMENT SHED 35'6" x 15' with double doors. CATTLE SHED 43'9" x 19'6" with adjoining WORKSHOP 46'6" x 15'3". STORE ROOM/PASSAGE 23'9" x 13' decreasing to 6'10" providing access to two STORE ROOMS 27' x 18'9" and 31'9" x 12'6" plus OFFICE 7' x 6'. With separate access from the rear of the outbuildings there is an additional STORE SHED 31'9" x 9'9", double doors, opposite a GENERATOR ROOM 12'3" x 9'3".

**LAND**

The land is contained within a ring fence and comprises nine conveniently sized enclosures. In all the property extends to 21.34 acres or thereabouts including the bungalow, gardens and buildings.

**SERVICES**

Private water borehole water supply. Mains electricity. Private drainage system. Part oil fired central heating system.

**N.B**

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

**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 the double roundabout in the centre of Goonhavern take the turning into Bridge Road and drive past the village shop/post office turning right onto Polgoda Road. Follow this road out into the countryside for almost three quarters of a mile and turn right signposted Wheal Frances. Continue along this lane for just under half a mile passing through Helena Farm and Carnkief Farm is the last property on the left hand side.

