

HIGHER BISSOE FARM

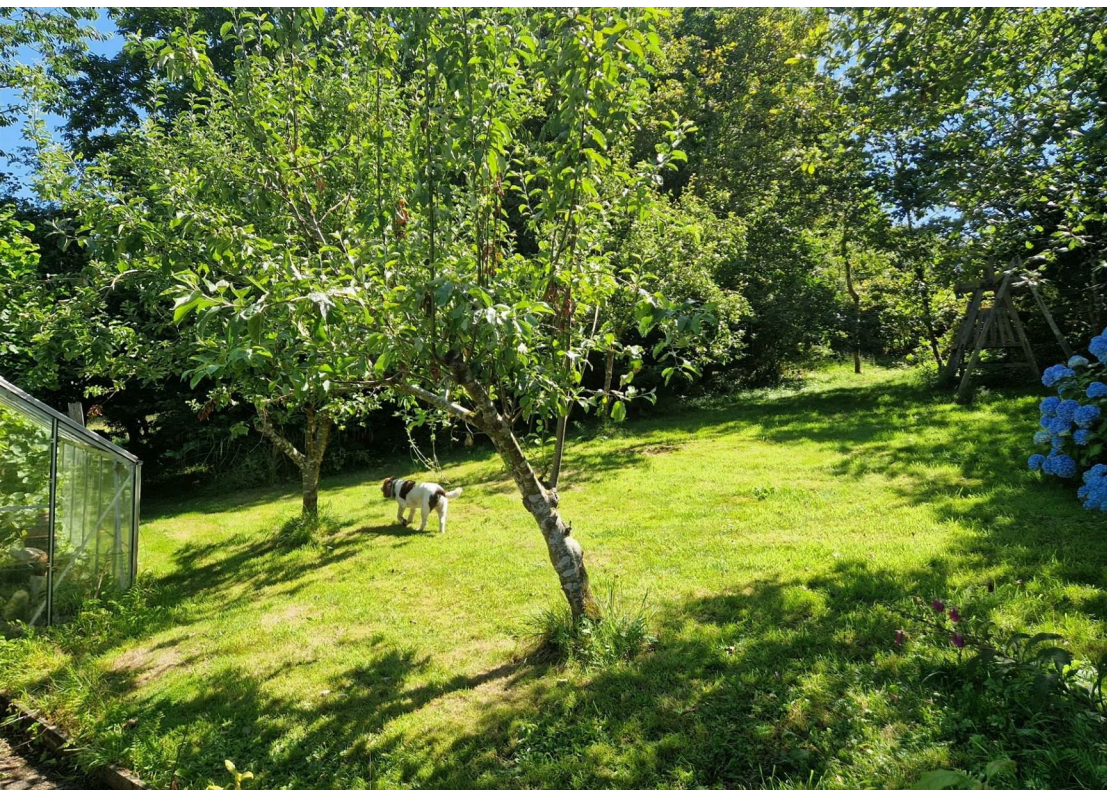
BISSOE

TRURO
TR4 8SX



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



HIGHER BISSOE FARM

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DETACHED FORMER FARMHOUSE AND STUDIO
SECLUDED IN 2 ACRES OF WOODED GROUNDS
Tucked away up a private lane just 5 miles from Truro.
A well maintained family house of character with versatile detached studio.

4 bedrooms (one with shower room ensuite), family bathroom, spacious sitting room, snug/TV room, kitchen/dining room and cloakroom. Double glazing and oil-fired central heating.

Separate outbuilding for utility and laundry.

Modern split-level studio with potential for other uses (subject to any necessary consent).

Large detached garage and plenty of parking.

Lovely mature grounds edged with woodland.

Freehold. EPC Band - Council Tax Band - F.

PRICE GUIDE £895,000

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GENERAL REMARKS AND LOCATION

For peace and tranquility without isolation Higher Bissoe Farm is the perfect location. Now wholly residential it is one of a group of dwellings forming the original farm including associated cottages but all with significant independence and privacy from its neighbour. The subject property was formerly the farmhouse and has been the cherished family home for the current vendors for many years. During this time a plethora of trees have been planted both within and around the perimeter of the land so that the overall setting is overwhelmingly secluded and sheltered.

Bissoe is a small scattered community of cottages and farms situated between the busy centres of Truro, Falmouth Redruth and just over 2 miles to the west of Carnon Downs village which has an excellent local store.. Higher Bissoe Farm is actually closest to the village of Perranwell and here there is a good local primary school and even a railway station providing access to Truro and Falmouth.

One of the main attractions in Bissoe is the Bissoe Trail, a popular cycling and walking route that runs from Devoran to Portreath. The trail follows the route of an old railway line and offers stunning views of the surrounding countryside. Along the way, visitors can stop at various cafes and pubs to enjoy a bite to eat or a refreshing drink.

In addition to the Bissoe Trail, the village is also home to a number of historic landmarks and attractions. These include the Bissoe Bridge, a Grade II listed structure that dates back to the 18th century, and the nearby Carnon Viaduct, which spans the Carnon River and offers breathtaking views of the surrounding countryside.

The farmhouse is believed to have been built in the mid-1900's with a modest single storey extension added in recent years. It is predominantly stone built with brick window arches and replacement double glazing perfectly enhancing the age of the dwelling. Internally there are plenty of character features including working window shutters, period fireplace surrounds and a charming turning staircase with original coloured glass staircase window. Over the years the house has been updated and improved, there is oil-fired central heating, a fitted kitchen, wood-burning stoves and an ensuite shower room to the main bedroom. Internal viewing is essential.

THE DWELLING

The farmhouse is a traditional building believed to have been built in the mid-1800's with a modest single storey extension added in recent years. It is predominantly stone built under a hipped slated roof and featuring brick window arches and replacement double glazing perfectly enhancing and in sympathy with the age of the dwelling. Internally there are plenty of character features including working window shutters, panelled doors, period fireplace surrounds and a charming turning staircase with original coloured glass staircase window. Over the years the house has been updated and improved, there is oil-fired central heating, a fitted kitchen, wood-burning stoves and an ensuite shower room to the main bedroom. Internal viewing is essential.

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

GROUND FLOOR

Front entrance (little used) with access directly into:

SITTING ROOM

4.83m x 3.63m & 3.03m x 2.39m (15'10" x 11'10" & 9'11" x 7'10")

a spacious "L" shaped room with triple aspect windows affording plenty of light. The room focuses to a wood-burning stove set within a period fireplace surround with slate inner section and a slate hearth. Oak flooring, 2 radiators (one full height) and working window shutters to the front elevation.



SNUG/TV ROOM

3.50m x 2.88m (11'5" x 9'5")

with period fireplace surround and wood burning stove on slate hearth. Arched recesses on either side having fitted cupboards in the lower section. Oak flooring, radiator, fitted wall lights and working window shutters.

INNER HALLWAY

with turning staircase to the first floor with long coloured glass window to the half-landing.. Oak flooring and access to CLOAKROOM with wash hand basin and wc., Radiator.

KITCHEN/DINING ROOM

4.48m x 5.92m (14'8" x 19'5")

with the kitchen area fitted with a comprehensive range of fitments comprising base

cupboards, drawers, wall mounted storage cabinets and work surface area with double enamel "Belfast type" sink inset. Space for cooker with extractor over. Recessed shelving, inset ceiling spotlights and door to BOILER ROOM with Worcester oil-fired boiler and further shelving. Cupboard under the stairs and radiator.

FIRST FLOOR

LANDING

with access to all rooms.

BEDROOM 1

3.14m x 3.23m (10'3" x 10'7")

with a range of mirror fronted wardrobes fitted along one wall. Radiator. ENSUITE SHOWER ROOM with corner shower cubicle, wash hand basin and wc. Electric towel rail, radiator and extractor fan.

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BEDROOM 2

3.12m x 3.28m (10'2" x 10'9")
with radiator.

BEDROOM 3

3.11m x 3.02m (10'2" x 9'10")
with radiator.

BEDROOM 4

1.71m x 2.23m (5'7" x 7'3")
with radiator.

BATHROOM

1.79m x 3.05m (5'10" x 10'0")
with bath having shower over, wash hand basin and wc. Electric towel rail,
tiled floor and extractor fan.

OUTSIDE

An outbuilding close to the rear of the house is used as a UTILITY and
LAUNDRY ROOM and has plumbing facilities, light and power. tiled floor.
Adjacent to this building there is a covered WOOD STORE.

From the shared entrance lane a private driveway sweeps up to the rear
of the house and here there is plenty of parking and access to the
DETACHED GARAGE/WORKSHOP with up and over door, light and
power.

THE STUDIO

This a substantial fully insulated timber building built on a split-level
principle and currently used as an artists studio. It has power and light, a
wash basin with hot and cold and also a toilet. It may lend itself for use as
an annex subject to any necessary consent.

THE GARDEN AND GROUNDS

These extend to about 2 acres. Alongside the house there is a sitting-out
terrace which command a vista over the driveway to a sweep of lawn
sloping down to a pond which has been recently landscaped and planted.
Around the garden there are a variety of mature shrubs including azaleas,
hydrangeas and a fig tree whilst beyond the garage there is a vegetable
garden with numerous soft fruit bushes . An orchard with apple trees
extends to the top limit of the boundary. GREENHOUSE with grape vine.

A belt of trees surrounds the garden and on the lower side there is a
grassed CLEARING dominated by a fabulous ancient oak tree in the
centre and completely surrounded by woodland which forms part of the
freehold title.

SERVICES

Mains water and electricity. Private drainage system with independent
drainage system for the studio. Oil fired central heating as previously
mentioned.

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.

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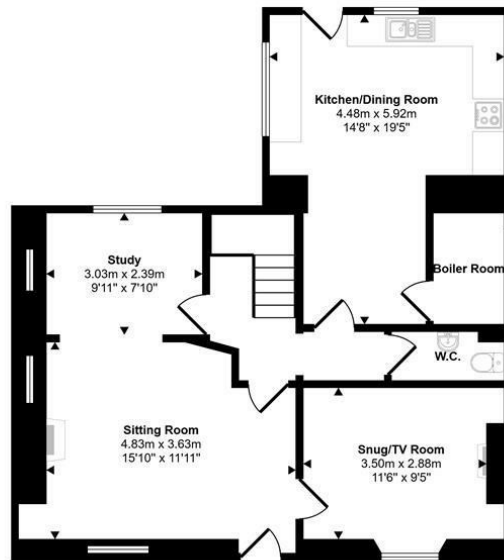
DIRECTIONS

The property can be accessed by a variety of routes but most easily from
the village of Perranwell. From the centre of Perranwell take the northern
route up Greenwith Hill (crossing straight over Greenwith Lane after a
short distance) and continue for about a mile out of the village. At the first
cross-roads continue straight ahead (do not go down Grenna Lane) but
after a few yards take the next right hand turning signposted Bissoe. Near
the bottom of the hill watch out for the drive on the right hand side
signposted "Higher Bissoe Farm" and Higher Bissoe Barn". The access into
Higher Bissoe Farm is the first left hand drive at the top of the lane.

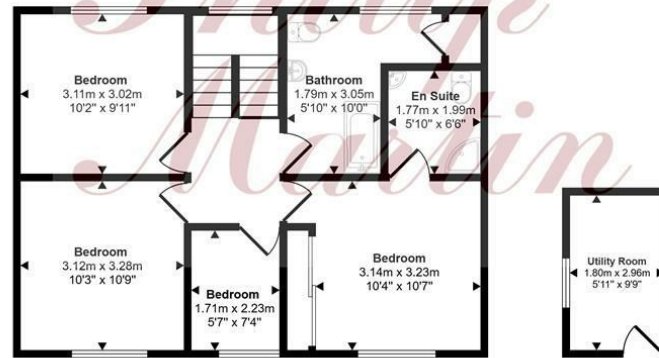


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Approx Gross Internal Area
185 sq m / 1996 sq ft



Ground Floor
Approx 77 sq m / 832 sq ft

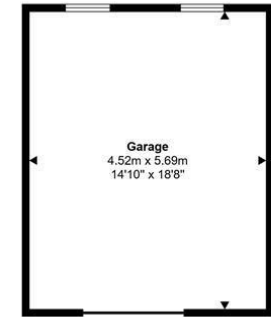


First Floor
Approx 57 sq m / 611 sq ft

Storage Room
Approx 5 sq m / 57 sq ft

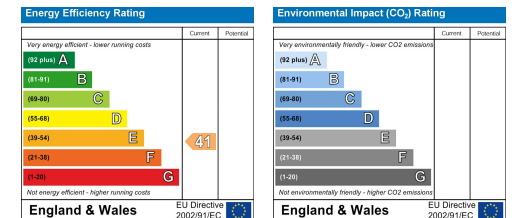


Garden Room
Approx 20 sq m / 219 sq ft



Garage
Approx 26 sq m / 277 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







40.5m

The Cottage

Well

Higher Bissoe Cottage

40.5m

Higher Bissoe Barn

Track

Berrynarbar

Well

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