



LOWARN BRE FARM

BISSEO, TRURO,  
TR4 8RB

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# LOWARN BRE FARM

BISSEO, TRURO,  
TR4 8RB

BUNGALOW FOR REDEVELOPMENT, OUTBUILDINGS,  
SAND SCHOOL & 6 ACRES OF LAND

A FURTHER 4 ACRES OF LAND AVAILABLE VIA  
SEPARATE NEGOTIATION

Situated in a rural location enjoying views over the surrounding countryside and offering huge redevelopment potential. A further 4 acres available via separate negotiation. Available as a whole or divisible into several lots.

GUIDE PRICE £425,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

## GENERAL COMMENTS

Lowarn Bre Farm comprises a detached bungalow, outbuildings, sand school and approximately SIX acres of land in a delightful rural location on the outskirts of Bissoe. The location is very special and there is excellent riding opportunities for equestrian enthusiasts with safe hacking-out. The bungalow is in need of complete refurbishment but offers tremendous potential and it is very likely that the site could be redeveloped (subject to consents). The accommodation includes two bedrooms, sitting room, kitchen/dining room with Aga and bathroom.

Below the bungalow is a range of stables and a huge modern agricultural building which has also been used as stables in the past. The land is split into two blocks and is being marketed separately. The top fields extend to approximately SIX acres and include a sand school. The lower fields (approx FOUR acres) include three separate paddocks. All the fields have water troughs.

A further 4 acres available via separate negotiation. Available as a whole or divisible into several lots.

## LOCATION

Bissoe is a scattered rural community at the head of the Carnon Valley not far from Cusgarne and the larger village of Perranwell. It is an area that has largely escaped the ravages of over-development and is notably unspoiled and pleasantly rural. Local facilities in nearby Perranwell include pub, post office and shop, there are primary schools at Cusgarne and Perranwell and a Costcutters supermarket as well as an excellent doctors surgery at Carnon Downs which is about two miles away. The city of Truro with its Cathedral and fine shopping centre is about four miles.

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



### PORCH

### KITCHEN

With Aga and window to rear and side.

### LOUNGE

Window to front and open fire place.

### DINING ROOM

Window and front door.

### HALL

### BEDROOM 1

Window to front.

*Philip Martin*



## BEDROOM 2

Window to rear.

## BATHROOM

White suite with bath, wash hand basin and w.c.

## OUTSIDE

The property is approached via a driveway which is flanked by mature apple trees. There is a large parking area with turning space and access to the double garage. There is a small front and side garden with green house and space for sitting out.

## DOUBLE GARAGE

Two up and over doors.

## STABLES

Along the road side there are three stables. Steps lead up to the property to one side.

## YARD & BARN

From the road a pair of large gates open to the yard area and substantial open barn.

## LAND

Included in the sale of the property there are two paddocks accessed to the rear of the bungalow along a bridleway. Both fields measure approximately three acres separately and hence six acres in total. There is a sand school and the views are tremendous from both paddocks.

## LOT 2

To the north and on the opposite side of the road there are 3 further fields measuring approximately 4 acres in total and are available via separate negotiation.

## SERVICES

Mains electricity and water. Private drainage.

## 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.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## DIRECTIONS

Travelling along the A39 from Truro to Falmouth take the right hand exit on the roundabout at the bottom of Devoran Hill which is signposted to Bissoe. At the first crossroads proceed straight over and continue up the valley and through the hamlet of Bissoe itself and on towards Cusgarne. After passing Richards Garage on the left hand side of the road take the next left hand turn and continue on up the hill where signposted Hicks Mill. Lowarn Bre Farm will be easily located half way up the hill on the right hand side.



| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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