



Bannsvale Farm Cottages



Porthtowan - 1.5 miles St Agnes - 2.5 miles Perranporth - 6.5 miles Truro - 8.5 miles

An idyllic lifestyle opportunity comprising a number of properties set in a picturesque wooded valley, extending to around 7.85 acres

- Scenic Location Close To Coast
- Pair of Cottages
- Four Residential Investment Properties
- Three Bedroom Bungalow
- Beautiful Gardens & Grounds
- Two Paddocks
- Total of 7.85 acres (3.17 Hectares)
- Freehold

Guide Price
£1,375,000

SITUATION

Just inland from the North Cornish coast and a number of sandy beaches, Bannsvale Farm nestles in a picturesque wooded valley with a pretty stream running through. Mount Hawke is a popular and thriving village, which in recent years has become a sought after address due in no small part to its proximity to the coast. In the village are a range of local amenities with a wider selection found in nearby St Agnes and, of course, the Cathedral City of Truro. The closest beach is Porthtowan, situated in an Area of Outstanding Natural Beauty, Blue Flag Award Winning and renowned for its fine surfing. Trevaunance Cove at St Agnes is popular with families and surfers whilst Perranporth is known for its wide expanse of sand and Chapel Rock landmark. There are a number of footpaths meandering through the local countryside together with spectacular walks along the South West Coast Path.

OVERVIEW

Available on the open market for the first time in around 38 years, Bannsvale Farm is an idyllic 'Lifestyle Business' comprising a variety of properties overlooking the beautiful natural grounds. For many years, the vendor operated a successful holiday letting enterprise which continues today although on a smaller scale.

In total, the holding extends to 7.85 acres, encompassing the streamside gardens, small paddocks and the two larger fields that rise up out of the valley and provide some wonderful pastoral views.

THE PROPERTY

Bannsvale Farm is approached by three entrances, two of which are off Banns Road and the third over a bridleway. The first access opens to a driveway in front of the properties that are subject to the residential tenancies. These comprise:

THE HAYLOFT

An end of terrace two storey building with open plan living area at first floor level, a small ground floor bedroom and shower room.

LITTLE BARN

A mid terrace building with open plan living area on the ground floor and a bedroom and shower room on the upper floor.

THE BARN

An end of terrace property with open plan living area plus two bedrooms and a shower room.

GARAGE FLAT

As its name suggests, this compact property is situated above a double garage with an open plan living/sleeping area and shower room.

An unassuming gate opens from the driveway into the stunning grounds with two traditional cottages overlooking.

BANNSVALE FARMHOUSE

This attractive attached cottage provides well-presented character accommodation. The reception hall is spacious and welcoming with a shower room and utility leading off. Beyond is the delightful dining room/sitting room with attractive fireplaces, one inset with a woodburning stove. To the rear is the kitchen whilst overlooking the garden at the front is a sun room. Stairs rise from the reception hall providing access to the three bedrooms (one en-suite) and the bathroom.

BANNSVALE COTTAGE

Adjoining Bannsvale Farmhouse and again providing delightful character accommodation. The main entrance is into a light filled kitchen/breakfast room which leads to a bunk room and

rear hall/study. To the front is a sitting room with open beam ceiling and two fireplaces, one with woodburner. In addition, there is a conservatory with access onto a sun terrace. On the first floor are two bedrooms, one with small en-suite and the other with a larger family bathroom.

SUMMERHOUSE

Elevated above the other properties, Summerhouse is a timber building that offers an open plan living/sleeping area and shower room with broad balcony enjoying lovely views.

THE OLD STABLES

The Old Stables is situated on the opposite side of the stream. Converted from a range of stables this single storey building provides three bedroom accommodation and a large 'L' shaped open plan living area. Ancillary rooms include a study, utility room, bath and shower rooms.

THE GROUNDS

Spanning both sides of the stream, the established gardens and grounds are a true delight, enjoying a sunny yet sheltered position, gently shaded by a variety of mature trees. The stream makes its way through the base of the valley over small cascades with small grassed enclosures either side interspersed with beautifully planted beds.

To the front of The Old Stables is a concrete forecourt which opens through gates to the bridleway. On the opposite side of the bridleway and forming the valley side are two paddocks extending to around 5.6 acres in total. These sloping pasture enclosures both have fabulous views from the upper reaches.

SERVICES

Mains water, electricity and drainage. Bio mass boiler providing hot water and heating to six properties. Solar Panels with feed in tariff. LPG heating to The Old Stables.

NOTES

1) Certificates of Lawful Existing Use or Development have been granted on The Hayloft, Little Barn, The Barn, Garage Flat, Summerhouse and The Old Stables. This confirms that the use of the buildings as dwellings is lawful. Further details can be viewed on the on-line planning register under reference PA21/09668.

2) Four of the properties will be sold subject to existing residential tenancies.

3) Further details on the historic Holiday Lettings can be provided by the agents

The Old Stables is Energy rating G

FIXTURES AND FITTINGS

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment in the former holiday letting cottages will be included.

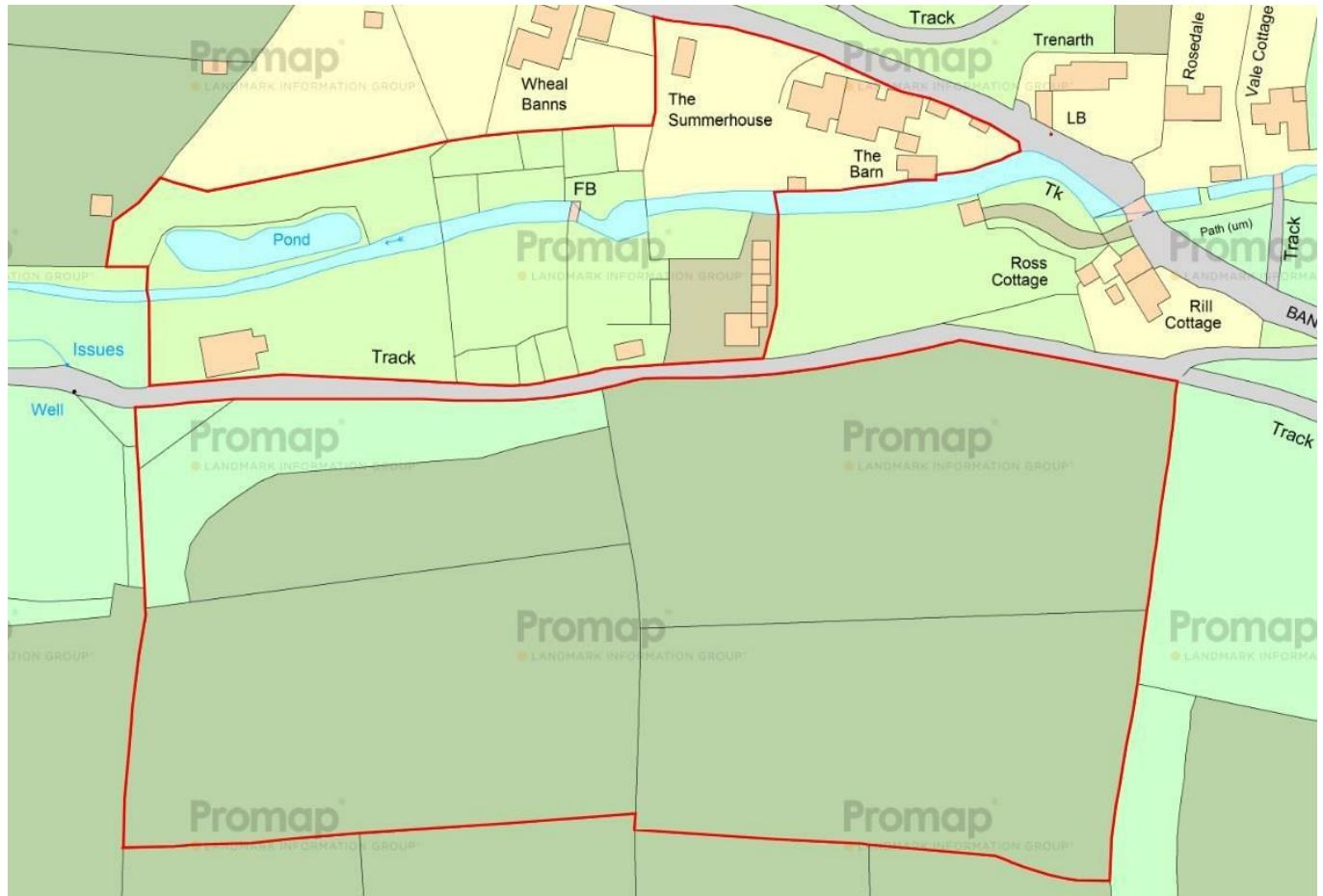
LOCAL AUTHORITY

Cornwall Council, Trelew Road, Truro, TR1 3AY. Tel: 0300 1234 100. www.cornwall.gov.uk

VIEWINGS

Strictly through Stags Truro Office on 01872 264488 or Stags Holiday Complex Department on 01392 680058





These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A) plus A		
(B) plus B		
(C) plus C		
(D) plus D		
(E) plus E		
(F) plus F		
(G) plus G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	7	40
England & Wales		

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