

STAGS

Higher Porthcollum
Farm

Higher Porthcollum

Porthcollum Lane, Porthcollum Lane, St Erth, Hayle,
St Erth 1.5 miles St Ives 7 miles Hayle 4.5 miles Truro 25 miles

- Traditional Former Farmhouse
- 4 Bedrooms
- 3 Reception Rooms
- Spacious 2 Bedroom Converted Barn
- Substantial Unconverted Barns
- Wonderful Views
- Rural No Through Road
- Mature Gardens & Grounds

Guide price £635,000

SITUATION

Higher Porthcollum Farm stands in a delightful countryside position on a no-through road, surrounded by a rolling rural landscape abounding with scenic walks. The property commands wonderful panoramic pastoral views and has only one immediate neighbour.

St Erth is the nearest village and provides a range of local facilities including general store/post office, the 16th Century Star Inn and a junior school. More extensive amenities can be found in the nearby town of Hayle or slightly further afield, Penzance.

The picturesque fishing port of St Ives, long renowned as a popular holiday destination and mecca for artists and art lovers alike, is within seven miles where fishing boats still moor alongside the granite piers and there is a maze of narrow cobbled streets lined by fisherman's cottages and a wide variety of shops and restaurants. Surrounding the town is a circle of magnificent beaches, each with a character of their own.

Higher Porthcollum Farm is also well positioned for ready access to a number of other sandy beaches on both coastlines including the waters of Mounts Bay and wide expanses of sand at Gwithian.

THE PROPERTY

Arranged around a central courtyard with lawns and maturing trees, Higher Porthcollum Farm comprises a principal former



A handsome farmhouse, substantial detached converted barn annexe and further range of traditional barns in a rural position.





farmhouse, detached converted barn annexe and a further range of attractive stone barns that have potential for conversion (subject to all necessary consents).

The main farmhouse features handsome exposed stone and granite elevations and offers comfortable accommodation that retains a number of features. There are two Reception Rooms, the Sitting Room having a striking granite wall with raised fireplace and wood-burning stove. The traditional Kitchen enjoys a dual aspect with oil-fired Aga and benefits from ancillary rooms including a Utility and Wet Room. The ground floor accommodation is completed with a splendid large UPVC double-glazed Conservatory overlooking the courtyard. Rising to the first floor there are four Bedrooms and a family Bathroom.

The detached converted Barn Annexe provides extremely spacious two bedroom accommodation and in common with the main house enjoys splendid far reaching views across farmland.

THE TRADITIONAL BARNs

On the northern side of the courtyard are three traditional stone barns, one single storey and the remaining pair, two storeys. Whilst currently used for storage, the buildings offer significant further potential (subject to obtaining all necessary consents).

GARDENS AND GROUNDS

The entire plot is approximately 0.66 of an acre in size with ample parking for vehicles, a variety of sun terraces and further areas of lawn including the central area of the courtyard.

To the north of the unconverted barns is a former Tennis Court that could either be reinstated or alternatively landscaped.

RIGHTS OF WAY

A public footpath enters the property from a westerly direction and terminates within the grounds.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488

DIRECTIONS

Proceed to St Erth and The Star Inn. Continue up St Erth Hill for approximately 0.5 of a mile and turn right into Porthcollum Lane. Stay on this minor country lane for approximately one mile and Higher Porthcollum Farm will be seen on the right-hand side.

SERVICES

Private water supply and private drainage. Mains electricity. Oil-fired central heating to part of the farmhouse and the converted barn. Solar panel installation with feed-in tariff.





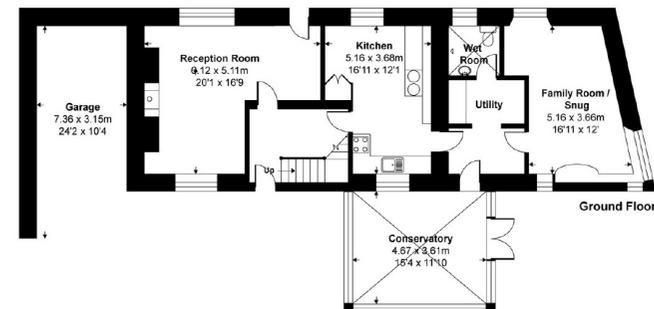
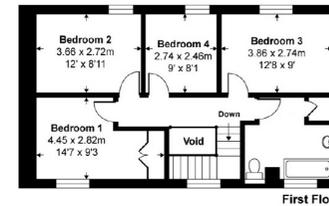
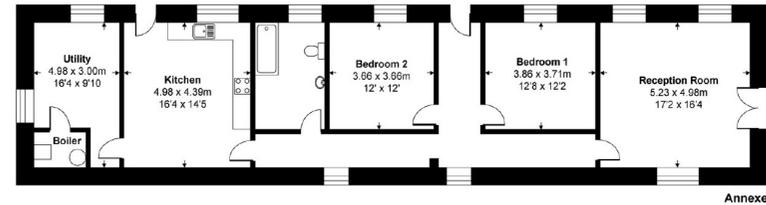
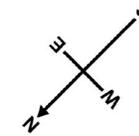
These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
39-48	A		
31-38	B		87
23-30	C		
15-22	D		
9-14	E		
4-8	F	31	
1-3	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Cross Internal Floor Area
 313.1 Sq Metres 3370 Sq Ft (Excludes Outbuildings, Void, Includes Garage & Annexe)



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 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale