



Pengelly Farm

NANCEGOLLAN, HELSTON, CORNWALL

Carter Jonas

**PENGELLY FARM
NANCEGOLLAN
HELSTON
CORNWALL
TR13 0BD**

A 68 acre ringfenced farm with a historic farmhouse, holiday cottages and a substantial farm building set in a tranquil and peaceful position in West Cornwall.

- Grade II listed 2/3 bedroom farmhouse
- 2 newly converted holiday cottages (1 x 3-bed and 1 x 4 bed)
- Partially constructed 1-bedroom cottage
- Modern portal frame farm building
- High amenity and wildlife value with existing stewardship scheme
- Significant income generation
- Equestrian or additional leisure potential
- In all extending to approximately 68.07 acres (27.55 hectares)

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68.07 ACRES

27.55 HECTARES

Pasture

LOCATION

Situated half a mile outside the village of Nancegollan and 4 miles north of the town of Helston, Pengelly Farm is well located to access the wealth of opportunities West Cornwall has to offer.

The nearby village of Praze-an-Beeble has the usual amenities such as a village store and Post Office, church, village hall, pub, bakery, cricket club and village green/playground as well as a wider array of facilities and services due to its strategic location such as Surgery/Medical Centre, garage, financial adviser and lettings agent.

Virtually every part of West Cornwall is within a 45 minute drive, ranging from the nearby fishing harbour of Porthleven with its renowned food festival, the remote Lizard peninsula, the vibrant town of Falmouth with its University, harbour and sailing activities, the gentle and beautifully atmospheric Helford River, the administrative capital city of Truro with its cathedral and business services or the wilder north coast and Lands End peninsula with its range of surfing spots and wild coastal walks.

Mainline rail services and the A30 are located near Camborne, within 5 miles of the farm and with trains running direct to Penzance, Truro, Plymouth, Exeter and on to London, with national and international flights able to be taken from Newquay International Airport.

The proximity to this fantastically diverse range of facilities, services and destinations seems a far cry from the quiet, peaceful and tranquil setting of the farm, and will benefit both owners and visitors alike.

PROPERTY

Situated centrally within West Cornwall, positioned within easy reach of both the north and south Cornwall coastlines, both of which are visible from the land at the top of the farm, Pengelly Farm provides a perfect opportunity for buyers to live in a peaceful, rural setting surrounded by land forming part of the property. Currently able to generate significant income from the holiday cottages and a countryside stewardship agreement, the farm allows buyers to use the land as they wish, be it for agricultural, equestrian, amenity or wildlife purposes as well as potentially to expand and enhance the existing leisure enterprise.



TRURO

19 MILES

ST IVES

13 MILES





FARMHOUSE

Pengelly Farmhouse is a 1,155 sq ft, Grade II listed house, consisting of 2/3 bedrooms. Having undergone sensitive improvements over the last two years, the house faces south-west and overlooks the courtyard and holiday cottages and includes a plethora of traditional features such as exposed granite fireplaces, timber beamed ceilings and sash windows.

To the rear of the farmhouse is a single storey range of traditional outbuildings, formerly kennels and stables. The former kennels remain unaltered, the remainder now consists of a partially constructed single storey dwelling, named Red Ruby Dijj, constructed to timber frame level. With consent for an additional one bedroom holiday cottage, its proximity to the farmhouse and with wonderful

views out over the surrounding farmland, it has potential to be converted into accommodation ancillary to the house, potentially a further annex, gym, studio or home office, or to continue the construction of a further letting unit, any alterations to the current planning consent subject to obtaining the necessary additional permissions.

Opposite the farmhouse is a large slate roofed, stone/block wall garage with concrete floor and power, ideal for cars, boats, workshop or general storage purposes.

FARMHOUSE FLOOR PLAN

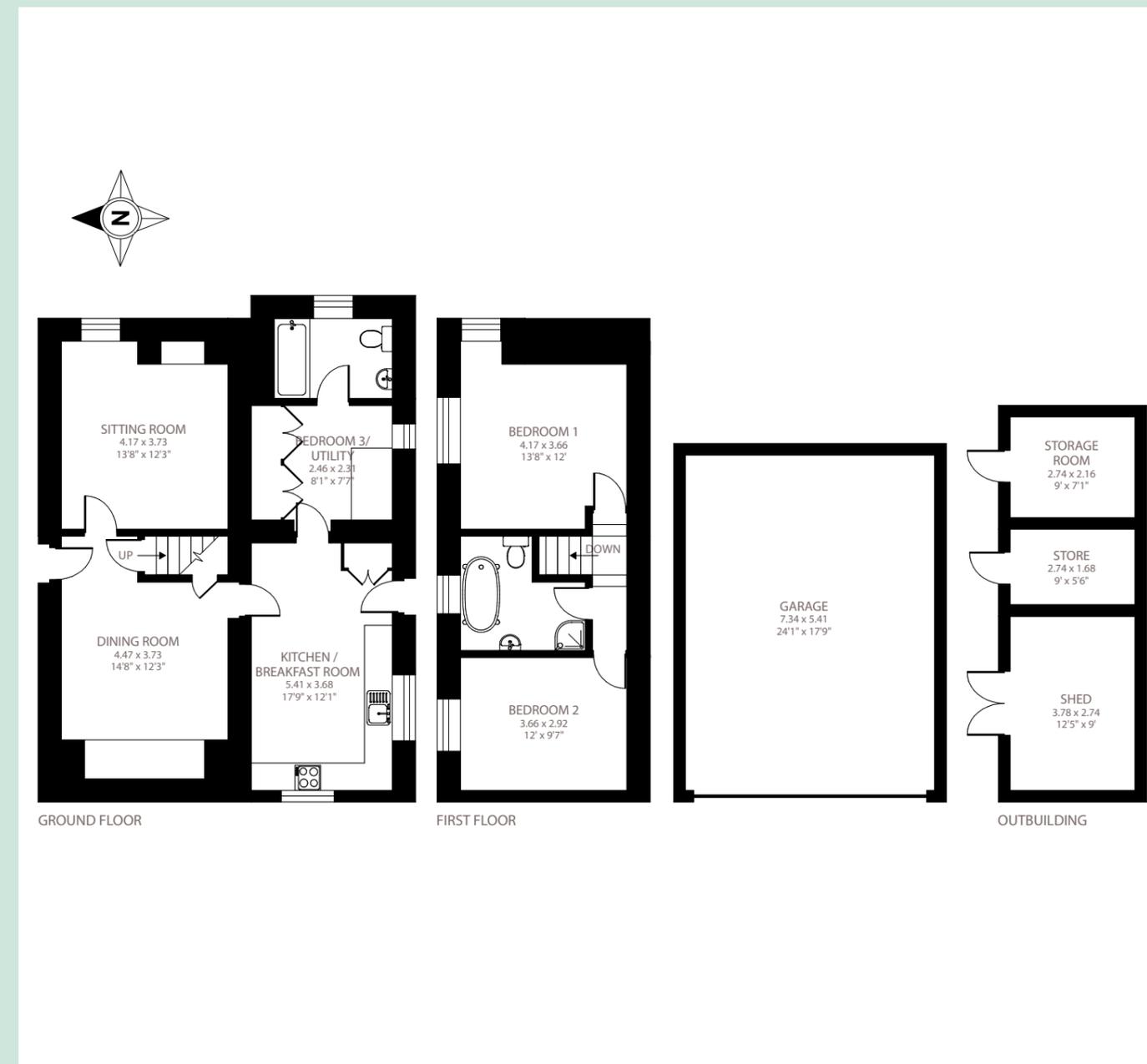
PENGELLY FARM
NANCEGOLLAN HELSTON
CORNWALL
TR13 OBD

Approximate gross internal area:
1155 sq ft (107.3 sq m)

Outbuildings:
229 sq ft (21.3 sq m)

Garage:
438 sq ft (40.7 sq m)

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances and other features are approximate only.

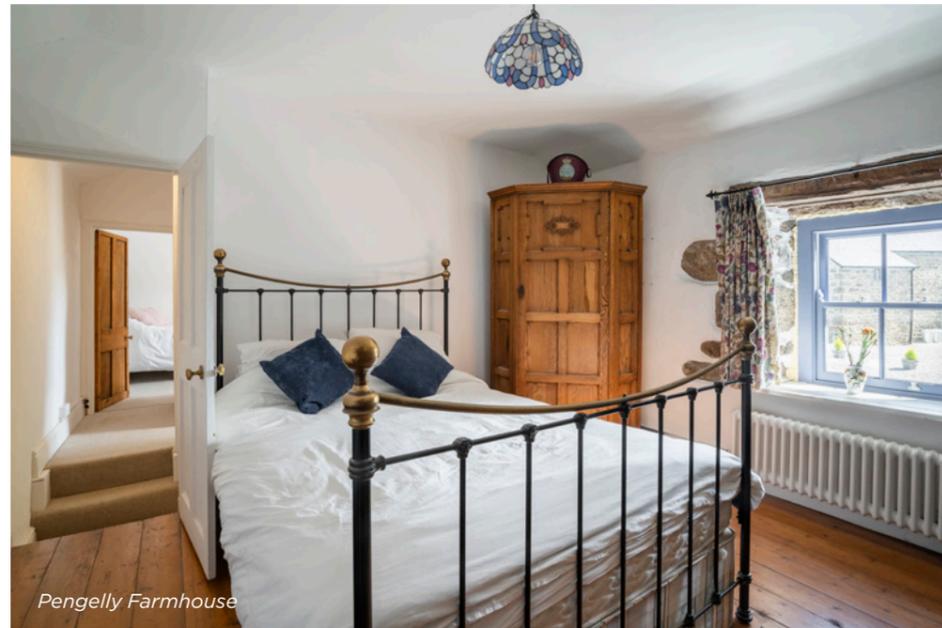




Pengelly Farmhouse



Pengelly Farmhouse



Pengelly Farmhouse

HOLIDAY COTTAGES

The property has two separate holiday cottages with consent for a third (partially constructed). Classic Cottages have provided estimated rental income for the three cottages in addition to the farmhouse, if it was to be let. Compiled in 2021, these indicate significant income earning potential, further details can be provided by the agent on request.

Dungarth

2 storey, 3 bedroom, reverse level house, currently successfully let via Classic Cottages – www.classic.com, property number 4815. Beautifully renovated in the last year and extending to approximately 1,171 sq ft, the upstairs open plan living accommodation enjoys open truss ceilings and exposed granite stonework. The living room overlooks the surrounding farmland with french doors leading out onto a south

facing wooden balcony and into a garden complete with a wood-fired hot tub where you can watch the cows graze in the fields and the sun set. The principal bedroom benefits from an en-suite.



Dungarth



Dungarth



Dungarth

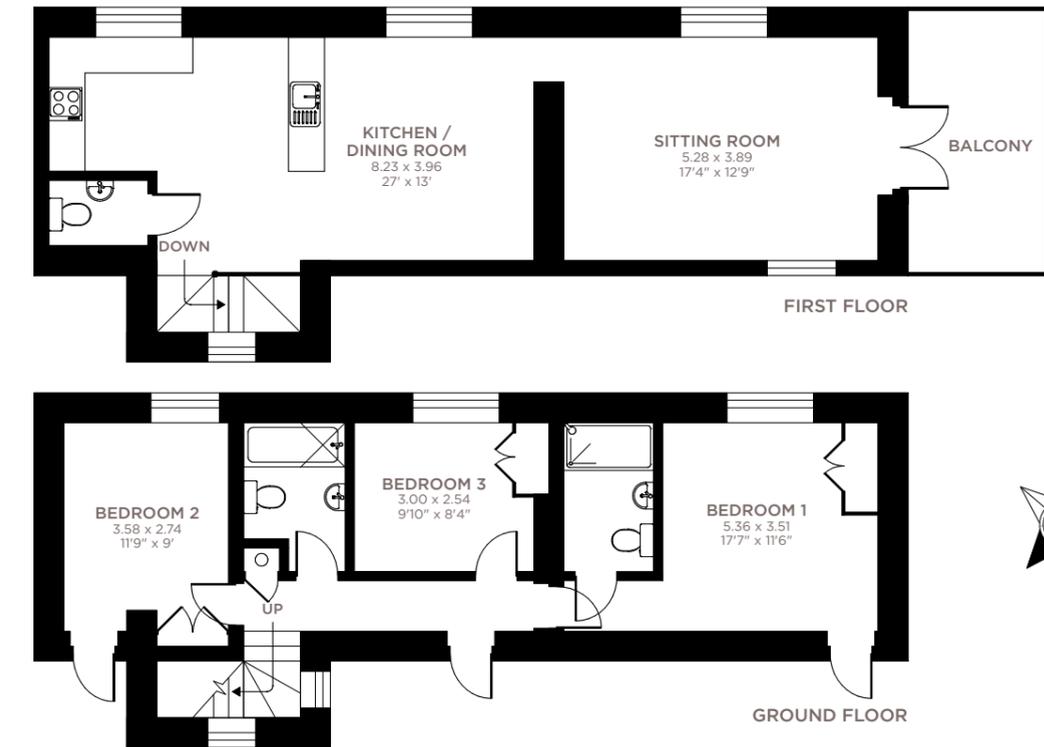


DUNGARTH COTTAGE FLOOR PLAN

PENGELLY FARM
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Approximate gross internal area:
1171 sq ft (108.8 sq m)

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Hydrangea

Having just been completed and with the final finishing touches being put to the house, Hydrangea is a brand new, 4 bedroom single storey barn conversion of a former cow shed. A spacious kitchen/living room with 5-panel sliding glazed doors lead out on a level, private south facing patio area also overlooking the surrounding farmland. Extending to 1,537 sq ft the open truss ceilings once again give a light and airy feel to the reception rooms, in addition to a large entrance hallway to aid circulation. 2 bedrooms enjoy en-suite bathrooms in addition to individual external doorways providing flexibility of use.

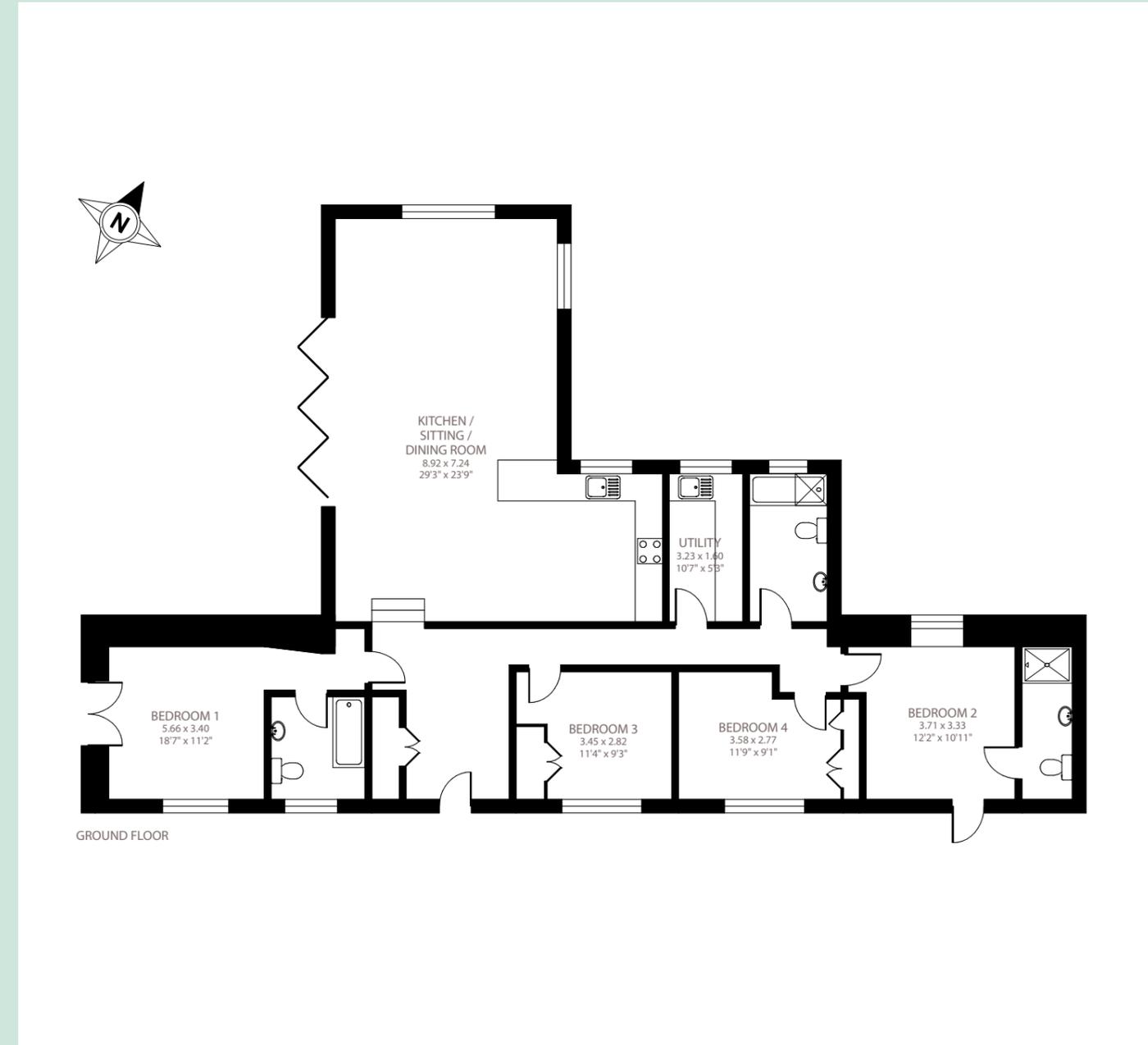


HYDRANGEA COTTAGE FLOOR PLAN

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Approximate gross internal area:
1537 sq ft (142.7 sq m)

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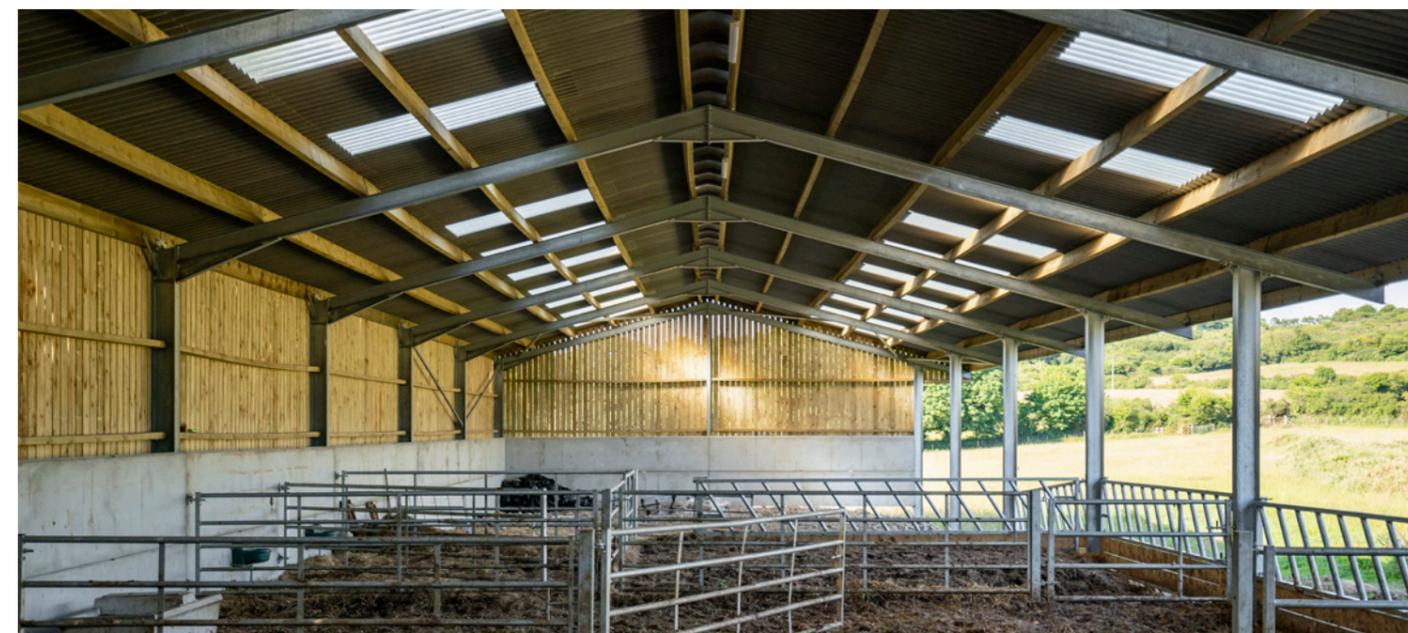


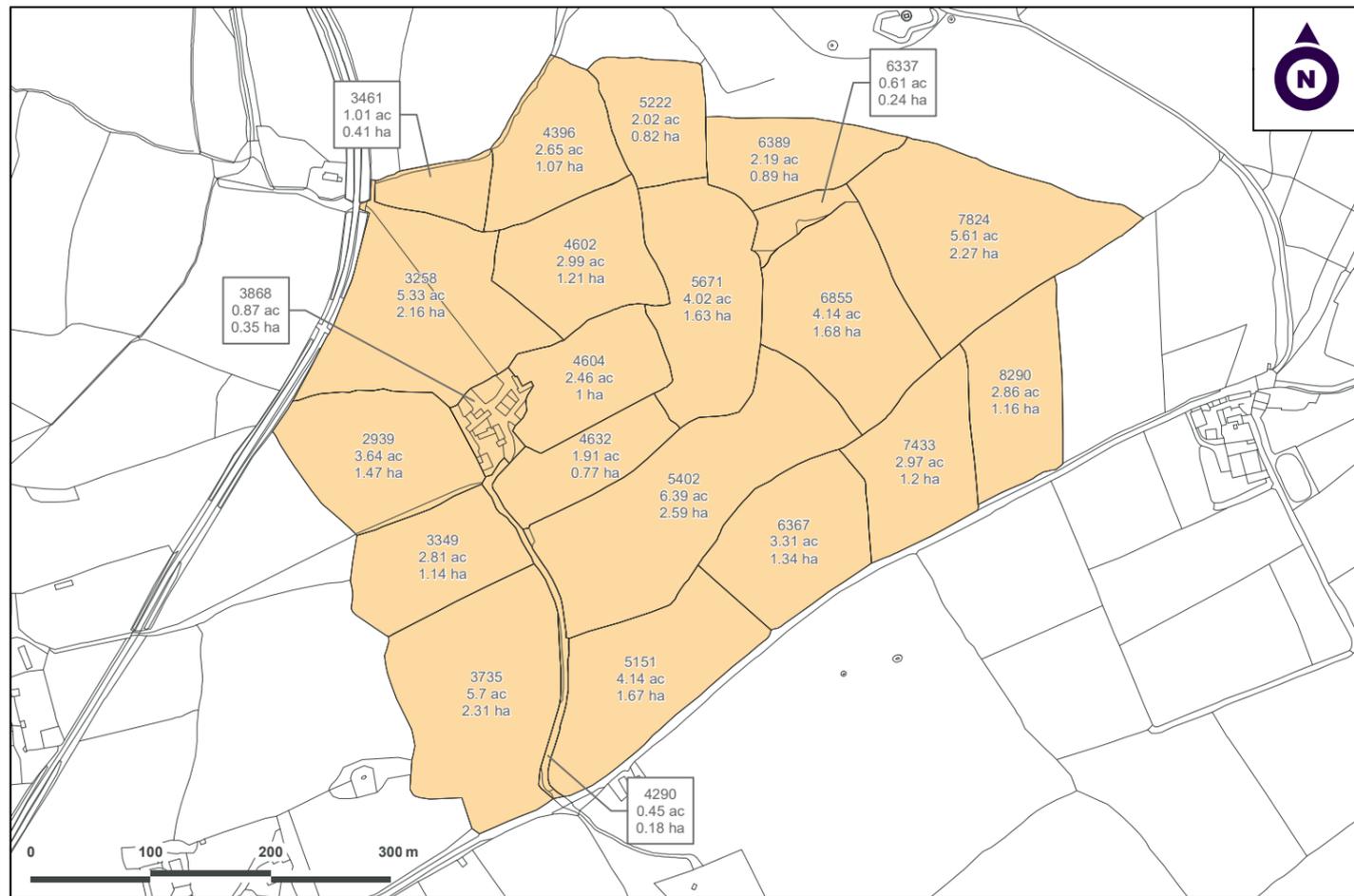
BUILDINGS

A new, 42m x 12m, 7-bay steel portal framed agricultural barn is located on the land, approximately 125m from the house and cottages. Only accessible via the farmhouse and farmyard area, providing security and control, the building has concrete walls with timber boarding above to three sides, and is open to the front out to the land. Immensely versatile in its nature and constructed to house the Ruby Red Devon cattle currently farmed at the property, its future use is wide-ranging, equestrian and general machinery/workshop storage being likely possibilities.

In addition, the yard area has a timber frame pole barn useful for a myriad of purposes.

1	Pengelly Farmhouse
2	Hydrangea
3	Dungarth
4	Former kennels
5	Red Ruby Diii (partially constructed)
6	Garage
7	Pole barn, borehole and water storage tank





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LAND

The land extends to a total of 66.76 acres (27.01 hectares), all but 0.61 acres being productive grassland currently used to support a pedigree Ruby Red Devon suckler herd. The land gently slopes with a southerly aspect throughout and consists of 19 individual fields, each surrounded by established Cornish hedgebanks with mature trees and vegetation, being a haven for wildlife.

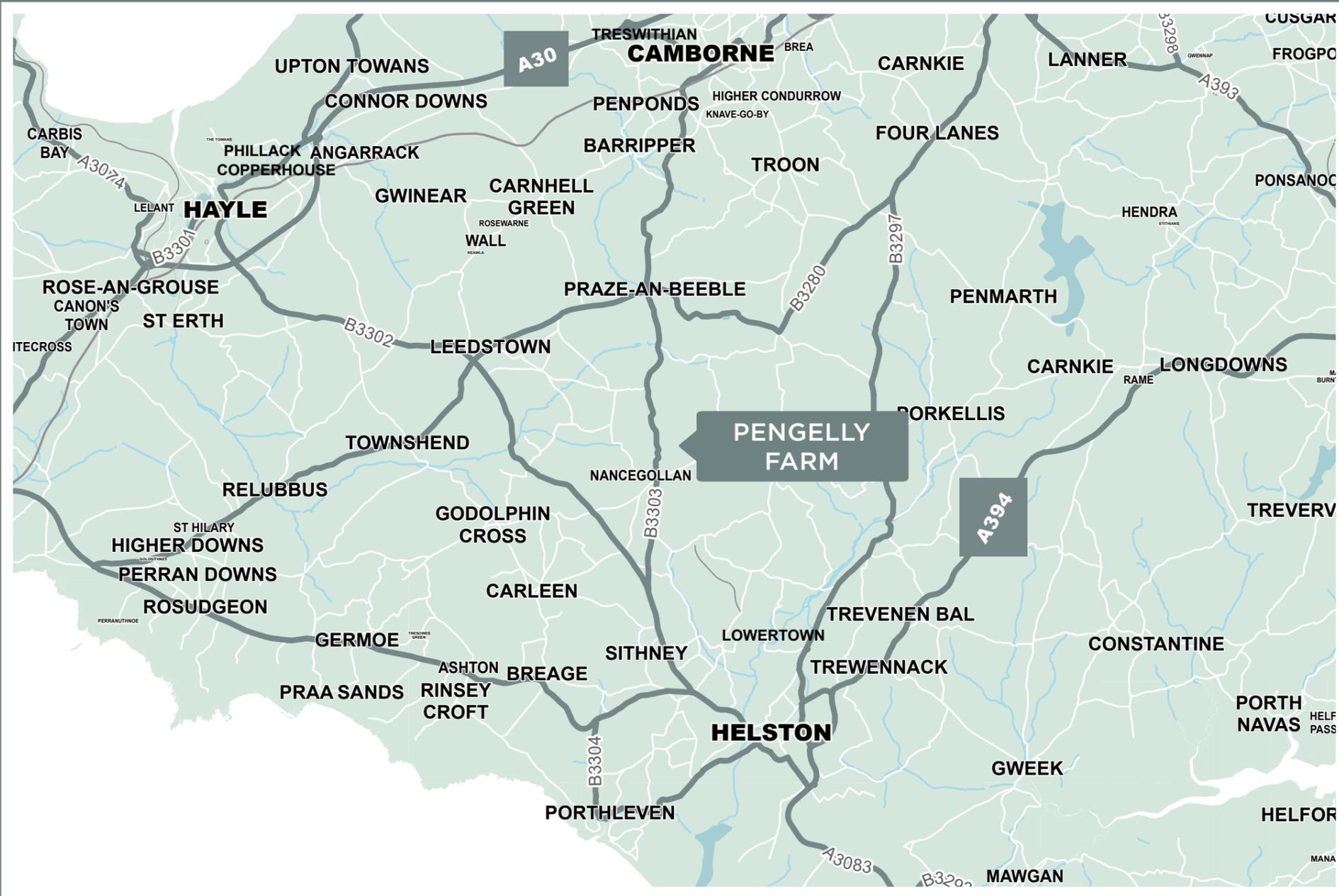
Providing a secure buffer encircling the house and cottages, long distance views to both the north and south coastlines can be seen from the top fields.

The location and quality of the land, being classified as Grade 3 on the Agricultural Classification Map of England and Wales, along with the direct access to/from the public highway as it passes the periphery of the farm, would allow the land, or parts of the land, to be let for alternative uses to third parties without impinging on the dwelling area or depriving it of its control of the land immediately surrounding the house and cottages.

Approximately a third of the fields have been fenced and most of the field gateways replaced in the past two years as part of a mid tier countryside stewardship agreement, which focusses on low input grassland and hedgerow management, ideal for a farm with high wildlife and environmental credentials.

The top fields located to the east of the farm have particular merit for additional leisure use, potential glamping units, by virtue of their independent road access, elevated position and long distance views to both the north and south coastlines, such use subject to obtaining the necessary consents.





METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE & POSSESSION

The freehold of the property is offered for sale, other than any short term holiday lettings that are booked in the holiday cottages.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are included in the sale as they apply to the land.

ENVIRONMENTAL SCHEMES

The farm is subject to a mid tier countryside stewardship agreement which commenced on 1st January 2022 and runs to 31 December 2026. Total value over the agreement is £28,866.95 for management activities and £69,601.55 for capital works. Further details can be provided by the agent.

PLANNING

The holiday cottage conversions have been carried out under planning application reference PA20/08878, and as per the conditions discharged under reference PA21/05416.

The farm building was erected under prior approval rights, application reference PA21/06585.

Further details can be found on the Cornwall council planning website - www.cornwall.gov.uk - or by request from the agent.

LISTING STATUS

Pengelly Farmhouse is Grade II listed (list entry 1142208), further details can be found on <https://historicengland.org.uk>

DESIGNATIONS

We are not aware of any significant designations that affect the property, however buyers should rely on their own investigations.

FIXTURES & FITTINGS

The fixtures and fittings, to include livestock and agricultural machinery, are available by separate negotiation and in addition to the guide price stated.

SERVICES

Water: private, borehole with 10,000 storage tank and filtration/UV system installed within the last year. Additional private water supply from neighbouring land.

Electricity: mains.

Drainage: private.

Heating: oil and solid fuel.

Broadband: fibre.

Water to certain fields, pipework has been installed to allow all the land to be connected to the borehole water supply once commissioned.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property will be sold subject to, or with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

Public rights of way run over some parts of the property. Owners and visitors can enjoy direct access to the local rights of way network from the property. Details of these can be seen on the Cornwall Council Interactive Map.

Overhead power lines run over parts of the property.

SPORTING TIMBER & MINERAL RIGHTS

Sporting rights are included. Mineral rights are excluded.

COUNCIL TAX & NON-DOMESTIC

Pengelly Farmhouse: Council Tax Band D

Dungarth: currently being assessed by Cornwall Council.

Hydrangea: currently being assessed by Cornwall Council.

BUILDING REGULATIONS

Dungarth has been approved and is awaiting confirmation from Cornwall Council. Hydrangea is in the process of being approved. Red Ruby has been approved to slab level.

EPC RATINGS

Pengelly Farmhouse: Band G

Dungarth: Band D

Hydrangea: Band B and Band C

LOCAL AUTHORITIES

Cornwall Council
cornwall.gov.uk

VIEWINGS

Viewings are strictly by appointment with the agent.

DIRECTIONS

From Helston, drive north on the B3303 towards Camborne. At Nancegollan, turn right onto An-Vounder Goth. Continue for approximately 700m, the entrance to Pengelly Farm is on the left.



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IMPORTANT INFORMATION

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