



North Tresamble Farm

| Gwennap, Cornwall

| **Carter Jonas**

North Tresamble Farm Gwennap Redruth Cornwall TR16 6BH

A ring-fenced grassland farm, with a significant range of undeveloped traditional and modern farm buildings in a desirable and easily accessible location.

A historic farm with a spacious 3-bedroom farmhouse with 2 further attic rooms positioned in an elevated position overlooking the land, including a substantial 2-storey traditional barn and courtyard area with approval for residential development. The farmyard includes stables, further traditional farm buildings and modern workshops, along with two large modern portal frame farm buildings. The land includes a small woodland and pond area, with access from the buildings as well as from the public highway.

Providing enormous potential for redevelopment, commercial or equestrian purposes, it is equally ideally suited for continued agricultural use alongside further enhancement for amenity, wildlife and biodiversity purposes.

In all extending to 49.95 acres.

Available as a whole or in 2 lots.



Location

Located between the rural hamlets of Gwennap and Pulla Cross, accessed by a short stretch of public highway which takes you to the farm entrance, the property is fantastically well positioned for all necessary services and amenities, whilst retaining its rural appeal.

The desirable nearby villages of Frogpool/Cusgarne (0.7 miles), Perranwell Station (2.0 miles) and Ponsanooth (2.1 miles) all have distinct communities and between them provide 3 primary schools, various pre-schools/nurseries, 3 well-respected pubs, post office, village stores, train station and several village halls and playing fields along with a garage, hair salon and other useful services.

The property is also positioned equidistant, approximately 5-7 miles, between the conurbations of the city of Truro, Falmouth/Penryn and Redruth/Camborne. Each area has their own sense of identity and together provide a wide array of education and schooling, administrative, employment, retail, industrial opportunities along with ecclesiastical, cultural, leisure and sporting facilities. A bus service between Truro and Redruth runs past the property.

Positioned in central Cornwall a few miles from the recently upgraded A30, North Tresamble Farm has the ability to access all that Cornwall has to offer, from the quiet and secluded creeks and rivers of the Falmouth and Helford estuaries, ideal for sailing, paddleboarding and boating activities, to the wild and open coasts of the Lizard peninsula and north coast with surfing and coastal walking opportunities.

The area around North Tresamble Farm is also unusual in the scale and extent of public rights of way suitable for walking, running, cycling and horse riding, a result of the historic mining in the area that remains a source of fascination and intrigue. The right of way network runs over the land and provides excellent access to the popular Bissoe Trail, a multi-use trail that connects the north and south coasts of Cornwall at Portreath and Devoran.

Property

North Tresamble Farm holds a fascinating history that predates the existing early 19th century buildings currently on site.

A hand-written map and survey of the Barton of Tresamble in 1691 mentions the farm in the former name of Tresamwell as existing in 1351. In 1691 the Tudor style manor house was situated within an orchard which is now a paddock to the rear of the modern farm buildings and there are only a couple of original carved stones remaining "which alone attest the former grandeur of the place. The present homestead and farm buildings stand in the Hill Field".

In 1840 the farm (of 54 acres) belonged to the Bassett family, leased to Elisha Hitchens, and has remained relatively unchanged since this date, the farm now being only a marginally smaller acreage.

Of additional interest is the naming of the daffodil Narcissus Tresamble, a charming dwarf daffodil featuring ivory-white petals and a cream-colored cup and producing large, multi-headed flowers on sturdy stems resistant to weather conditions. An heirloom Narcissus, it was classified in 1930.

The farm provides an increasingly rare opportunity to own a well located, ring-fenced farm, located in a quiet, picturesque rural setting with a substantial range of undeveloped traditional and modern buildings, without onerous designations, that allows owners enormous flexibility and scope to redevelop or use as they wish.



Lot 1: Farmhouse, Farm Buildings and Land

North Tresamble Farmhouse is a substantial, unlisted, 2,681 sq ft farmhouse, with historic and modern additions that result in a well laid out house, with good circulation, as well as private and quieter areas away from the central areas of the house.

The original heart of the house is orientated around the traditional farmhouse kitchen, with AGA, as well as a living room with a substantial granite fireplace. The living room links through to a further traditionally constructed, slightly separate part of the house, forming a sitting room/study area, quite distinct and private, also further enhanced by a second fireplace and woodburning stove.

The traditional main entrance to the house is accessed via a pretty garden area stocked

with flowering bushes and shrubs as well as a delicate wisteria trained across the front elevation and over the door.

Large modern additions have been added to the original rear elevation of the house and reorientate the day-to-day use of the house to look westwards over the garden and land within the farm, over the valley and to the woodlands beyond, making the most of its elevated setting and to enjoy the afternoon and evening sun. The garden room and conservatory interlink with the original house to give a sense of space and open up the traditional rooms to look away from the traditional yard area, ensuring any use of the farmyard area has less impact on the existing farmhouse.



Two staircases allow access to the 3 large double bedrooms on the first floor, which are served by two bathrooms – one family bathroom and one that forms a 'Jack and Jill' ensuite for bedrooms 2 and 3. A further utility and storage room connects bedrooms 1 and 3 and could be used as a further ensuite or dressing room.

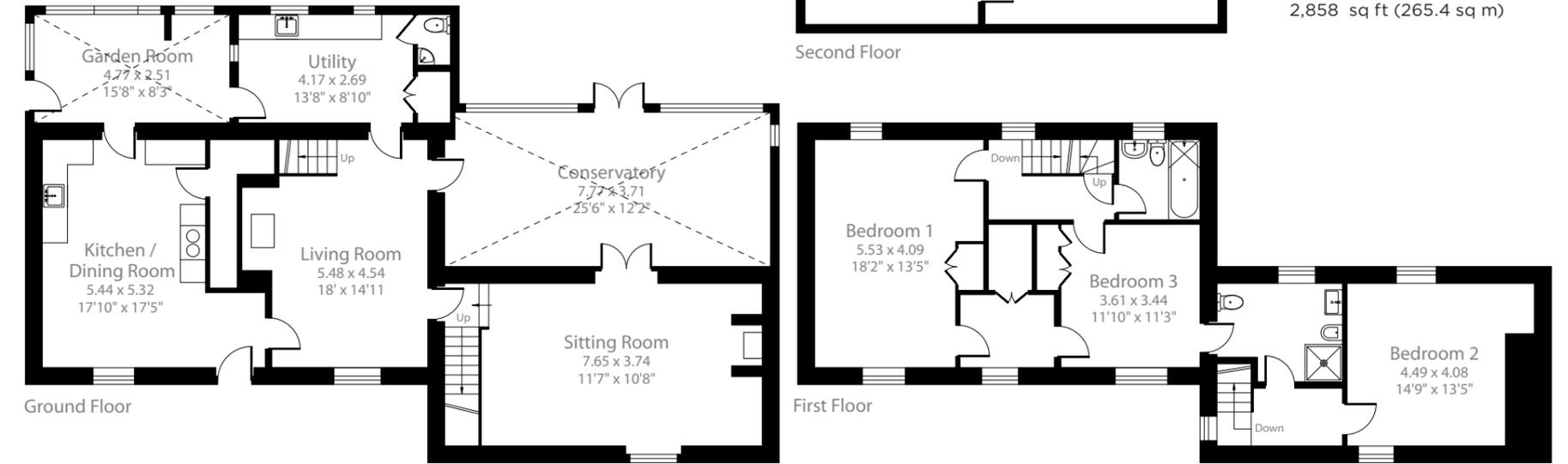
Two large interconnecting attic rooms, with restricted headroom but with external windows in both gable ends, provide a fun and interesting addition to the house, as a children's play area, general hobby/study area or additional bedrooms.

The level garden runs out from the house to where the land drops away, giving the house and gardens a lovely sense of elevation.

Facing west, with views over the farmland and wooded valley beyond, it includes a greenhouse and mature trees that screen and shelter the house whilst not obscuring the wonderful views.

On the opposite side of the access track that divides the farmhouse and traditional buildings from the modern farmyard area is an additional garden area, used for additional open space, vegetable production and orchards, which could be enhanced for more intensive use.





Floorplan

North Tresamble Farm
Gwennap
Redruth
Cornwall
TR16 6BH

Approximate Area:
2,681 sq ft (249 sq m)
Limited Use Area (s):
177 sq ft (16.4 sq m)
Total Area:
2,858 sq ft (265.4 sq m)

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

Farm Buildings

The buildings within Lot 1 primarily consist of two large, concrete framed Atcost buildings along with a range of traditional farm buildings with some modern additions and a piggery. Further details of the buildings are detailed in the brochure.



North Tresamble Farm Buildings

Building No.	Description	Measurements (Approximate)	Description
1	North Tresamble Farmhouse	2,618 sq ft / 249 sq m	3 bedrooms, 2 attic rooms.
2	Traditional Barn	18.0m x 3.1m	2-storey, stone walls, pitched felt and tiled roof, concrete floor, timber suspended 1st floor, timber joinery.
3	Workshop	6.7m x 3.1m (plus small store 5.7m x 2.6m)	1-storey, stone walls, pitched tiled roof, concrete floor, timber joinery.
4	Stables (three)	11.7m x 5.0m	Rendered block walls, mono-pitch metal clad roof with 3 rooflights, concrete floor, timber joinery.
5	Kennels (three)	6.7m x 3.1m	1-storey, stone walls, pitched sheeted roof, concrete floor.
6	Workshop	6.6m x 6.1m	1.5-storey, timber frame, timber clad walls, pitched metal clad roof, roller shutter and pedestrian door, concrete apron.
7	Workshop	18.3m x 5.7m	Block walls to 2m, metal/plastic sheet above, monopitch metal sheeted roof, roller shutter and pedestrian door, concrete apron.
8	Garage/Traditional Barn	8.5m x 5.0m	1-storey, stone walls, pitched metal sheeted roof, earth floor, timber double garage door.
9	Garage	6.5m x 5.0m	1-storey, block walls, pitched metal sheeted roof, concrete floor, timber double garage door.
10	Traditional Barn	18.5m x 5.0m	1-storey, stone walls, pitched sheeted roof, concrete floor. Former bulk tank room, store and stables.
11	Former milking parlour	15.0m x 6.0m	1-storey, part block walls, pitched sheeted roof, part timber frame, monopitch sheeted roof, concrete floor including pit.
12	Modern Farm Building	23.5m x 15.8m	5-bay, concrete frame, ATCOST portal frame modern farm building, rendered block walls to 2m, sheeted above, pitched sheeted roof, concrete floor, doors in both gable ends.
13	Machinery Store	23.5m x 10.0m	5-bay, concrete frame, ATCOST portal frame modern farm building, open sided, sheeted on 3 sides, earth floor.
14	Piggeries (Derelict)	28.3m x 4.8m	1-storey, rendered block walls, pitched sheeted roof, 8 cubicles, concrete floor, dilapidated.
15	Silage Clamp	18.0m x 10.0m	Concrete floor, earth walls.



The Land

The land encircles the house and farmyard, consisting of 9 large fields, up to 8 acres in size, and 2 smaller paddocks located to the rear of the farm buildings. The western boundary of the farm borders a stream and is particularly pretty, the stream running into a substantial 2 acre woodland area and 0.75 acre pond forming part of the holding (areas approx.), creating a wonderful wetland and wildlife habitat.

All the land is currently down to grass, has been for many years and is currently cut for the production of haylage. The land has excellent direct access from the road that passes the farm as well as multiple access points from the farmyard. A public footpath crosses the lower part of the land, some distance from the house and farmyard area and does not disturb the privacy and security of the farm. A pylon line runs over the land.

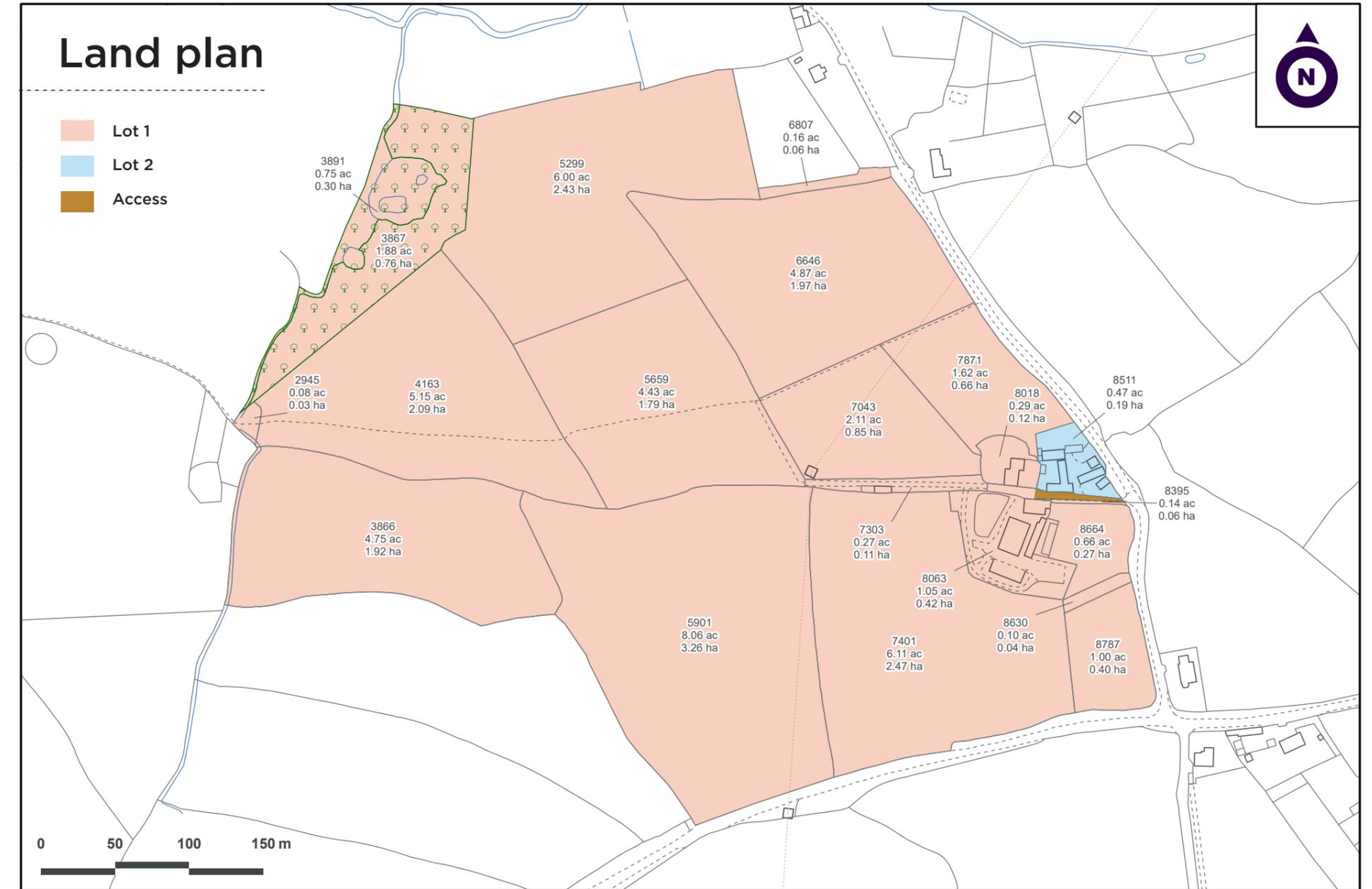


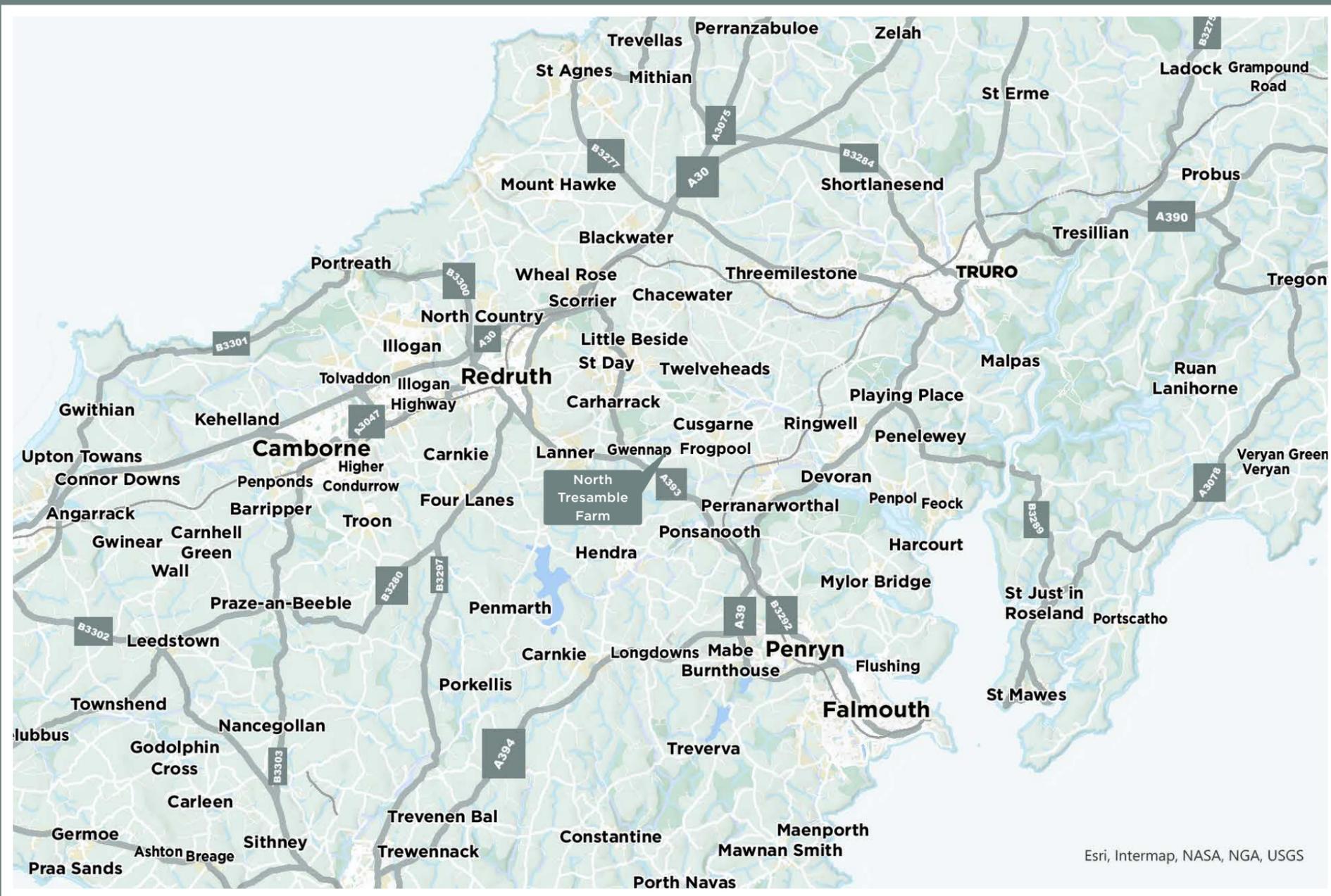
Lot 2: Farm Buildings

Centred around the traditional courtyard of the farm and with a secondary access via the modern top yard area, these buildings provide an ideal opportunity to develop at least one substantial residential property, with scope for additional dwellings should buyers wish (subject to obtaining the necessary consents). The Lot extends to a total of 0.47 acres.

At the core of the Lot is a large 2-storey barn in excellent structural condition that has obtained a positive pre-application response from Cornwall Council for conversion into a dwelling, having been granted full consent in 1999 for use as a 3 holiday letting units, including the conversion of the Workshop (number 3 on the building plan) in addition. Extending to over 1000 sq ft (approx.) of floor area over 2 floors, positioned overlooking the land and with the footprint of a former single storey building immediately adjacent, it is clear to see that this could make a stunning dwelling in its own right, with its own access and privacy away from the original farmhouse. In addition, the scope of further development of the ancillary buildings is substantial, which include stables, kennels and a traditional workshop surrounding the original courtyard, and more modern commercial buildings and garages surrounding the top yard which benefits from its own access. Some of these ancillary buildings were included in the 1999 planning consent.

Further details of the buildings are detailed in the brochure.





Method of Sale

Available in 2 lots or as a whole, the sale is to be by private treaty (normal sale process).

Tenure & Possession

Freehold, with vacant possession on completion of a sale.

Environmental Schemes

No schemes are present on the property.

Planning

The traditional 2-storey barn in Lot 2 benefits from a positive pre-application response from Cornwall Council for the creation of a single open-market dwelling, dated 16th May 2025, reference PA25/00316/PREAPP. The traditional buildings also benefit from a lapsed planning consent reference C1/PA12/0051/99/S for the conversion of the barn to form 3 holiday accommodation units, obtained in July 1999.

Please contact the agent for further details.

Overage

No overage will be placed on the property.

Additional Information

An asbestos survey has been carried out on the farm buildings, the agent can provide more details on request.

Services

Water – mains, one account for farmhouse & buildings, one account for land.

Heating and Hot Water – Oil fired central heating. Oil AGA. Solid fuel woodburners.

Electricity – Mains, one meter for farmhouse & buildings, one meter for barn in Lot 2.

Drainage – Private septic tank.

Broadband – Standard broadband available (see Ofcom website for more information).

Mobile Coverage – EE, Three, O2 and Vodafone networks all 'Likely' to provide signal for Voice and Data Outdoors, but largely 'Limited' signal Indoors (see Ofcom website for more information).

Wayleaves, Easements & Rights of Way

Overhead power lines run over part of the land.

Fibre optic cables run along the pylon line where it crosses the property under a Deed of Grant dated 2001.

A public footpath runs over the land.

The property is 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.

Sporting Timber & Mineral Rights

Included.

EPC Ratings

Band F.

Council Tax

Band E.

Local Authority

Cornwall Council.
www.cornwall.gov.uk

Viewings

Viewings are strictly by appointment with Carter Jonas on 01872 487620.

Directions

From Truro: From the A39, turn off right at the Bissoe/Devoran roundabout, turn left at the next junction and head into the village of Perranwell Station. At the brow of the hill, approximately 75m before the railway station, turn right and follow the road over the railway line, along Greenwith Road, out of Perranwell Station and continue through Frogpool. The farm is located down a driveway on the right side of the road, approximately 500m beyond the 5-way junction where the right turn is signposted to the Richard Jory Playing Field.

From Falmouth/Redruth: From the A393, turn off on the minor country road opposite Burncoose Gardens signposted Perranwell and Gwennap. After approximately 100m, at the cross roads, turn right, the farm is located down a driveway on the left hand side of the road after approximately 800m.



/// otter.landlady.grove



Truro

07393 269 425 | chris.anderson@carterjonas.co.uk
07977 705 290 | george.olver@carterjonas.co.uk
Peat House, Newham Road, Truro TR1 2DP

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London W1G 0BG

[carterjonas.co.uk](https://www.carterjonas.co.uk)

Offices throughout the UK

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