



Wheal Fortune Farm

| Truro, Cornwall

| **Carter Jonas**

Wheal Fortune Farm Hale Mills Twelveheads Truro Cornwall TR4 8SW

A beautifully presented rural smallholding, located equidistant between Truro and Falmouth in a tranquil and private countryside setting, with direct access to the Bissoe Trail.

Including a spacious 5-bedroom house, established pretty cottage garden, outbuildings, a double garage and detached workshop offering development potential.

The peaceful and scenic setting, combined with practical grazing infrastructure, makes it a perfect opportunity for those seeking a manageable equestrian or smallholding lifestyle in an accessible part of the Cornish countryside.

In all extending to 6.83 acres. Available as a whole or in 2 lots.

For sale by private treaty.



Location

Wheal Fortune Farm is a secluded smallholding located a few hundred metres along an unmade track, with no near neighbours.

The nearby village of Carnon Downs (approx. 3 miles), offers excellent amenities including a doctor's surgery, pharmacy, post office, dental practice, general store and butcher, village hall, and garden centre. It also has regular bus links to Truro and Falmouth. Other nearby popular villages of Perranwell Station, Devoran, and Frogpool provide additional highly regarded primary schools, public houses, community centres and events, all of which are easily accessible by the network of minor country rounds in the area. Other specialist retail outlets such as Cusgarne Organic Farm Shop and Burncoose Nurseries are close by.

The property is located on the Bissoe Trail, a multi-use trail that stretches across the county from Portreath on the north coast to Devoran on the south, with links to a myriad of additional paths and lanes, including the Mineral Tramway, providing miles of off-road and traffic free horse riding, cycling, walking and running.

The property is 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, administrative, employment, retail and industrial opportunities along with cultural, leisure and sporting facilities.

As the administrative heart of Cornwall, Truro provides a wide range of professional services, employment, retail and leisure

opportunities, alongside cultural activities driven by Truro Cathedral and the Hall for Cornwall. Truro provides a wide range of private and state schooling for all ages and is home to the Royal Cornwall Hospital at Treliske.

Positioned in central Cornwall a few miles from the recently upgraded A30, Wheal Fortune 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.

Amenities

Mainline train services run from the nearby village of Perranwell Station to Falmouth and Truro. From Truro direct trains run west to Penzance and east to Plymouth, Exeter and London, including a sleeper train.

National and international flights run from Newquay International Airport, approximately 30 minutes drive from the property.

Farmhouse

The spacious, light-filled home was originally a traditional barn and has been thoughtfully and extensively extended to create a substantial five-bedroom residence that blends rustic charm with modern living. The property retains characterful features such as granite finishes and a woodburning stove, while offering generous, open-plan living spaces with high ceilings totalling circa 2,500 sq ft. Views from the property via the large french doors, as well from the balcony

in the principle bedroom suite overlook the gardens and land within the property.

With some bedrooms located on the ground floor, two of the five bedrooms benefitting from en-suite facilities, as well as clear potential to develop the garage, workshop and outbuildings, as well as further extending the house, the layout offers excellent flexibility and the potential for multi-generational living.

The farmhouse sits naturally within an established, tiered gardens that encircle and protect the house, containing a significant number of mature trees and flowering bushes, having been designed and created by the owners over their 25 years of ownership to create a wonderful cottage garden. Pathways meander through the garden via steps and terraces to numerous secluded lawned areas and a productive

vegetable garden, and seamlessly into the wider farmland beyond.

The result is a beautifully balanced home that combines the warmth of its heritage with the comfort and space of contemporary design, all set in a peaceful and private rural location.



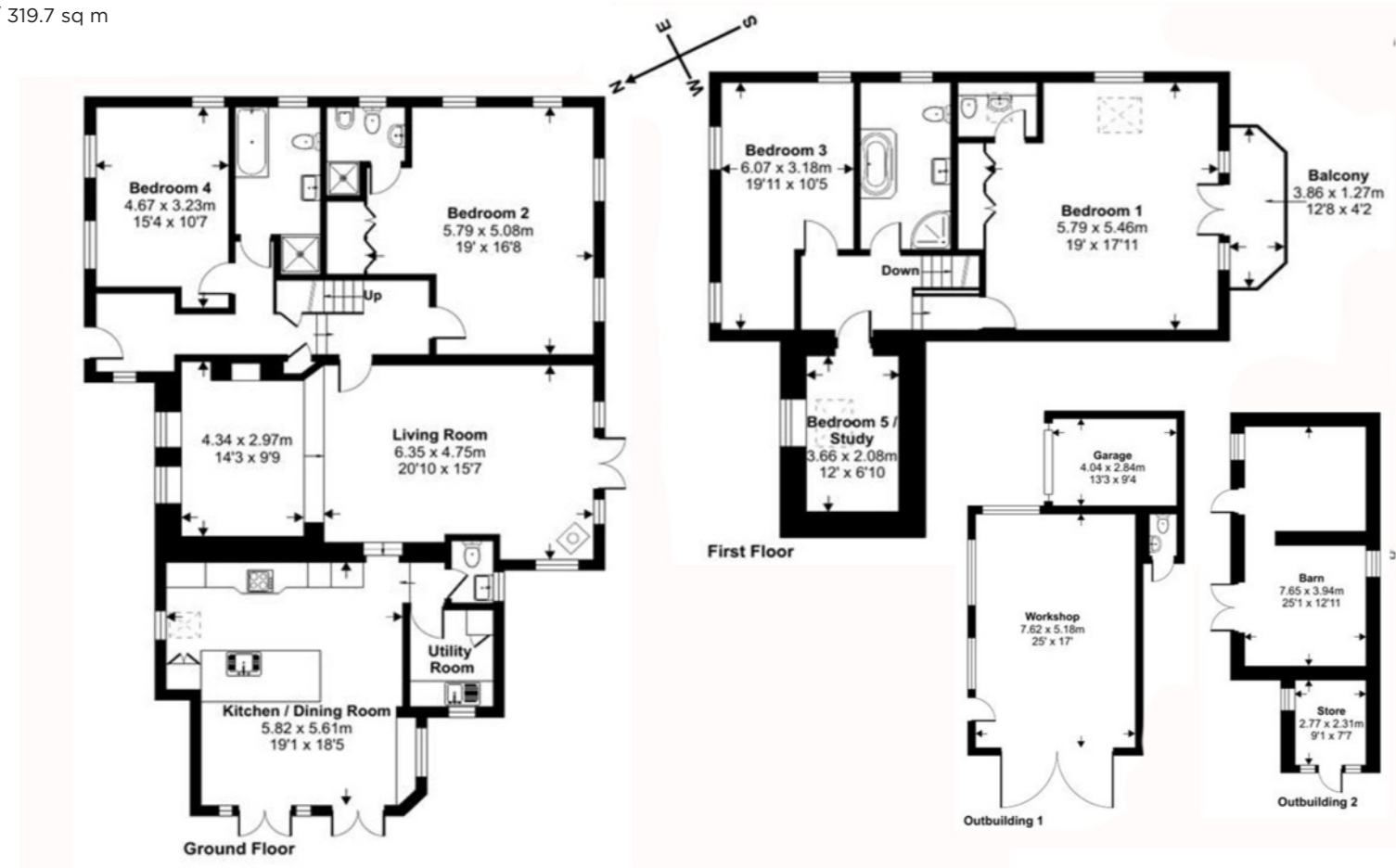
Floor plan

Wheal Fortune Farm

Approximate Area: 2478 sq ft / 230.2 sq m

Garage & Outbuildings: 964 sq ft / 89.5 sq m

Total: 3442 sq ft / 319.7 sq m



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

Buildings

The property features a range of versatile outbuildings, including a traditional detached stone barn divided into a stable, tool store, and log store, all with light and power. A modern timber farm building offers flexible use, ideal for stabling or general storage, with an adjacent poultry run and paddock access. The enclosed concrete yard provides secure hardstanding and a second gated entrance. The main entrance consists of a brick driveway that leads to a substantial workshop/double garage with inspection pit, loft space, and gardener's WC, plus an additional garage with electric roller door. These facilities offer excellent potential for equestrian or hobby use as well as the opportunity of residential conversion (subject to obtaining the necessary consents).



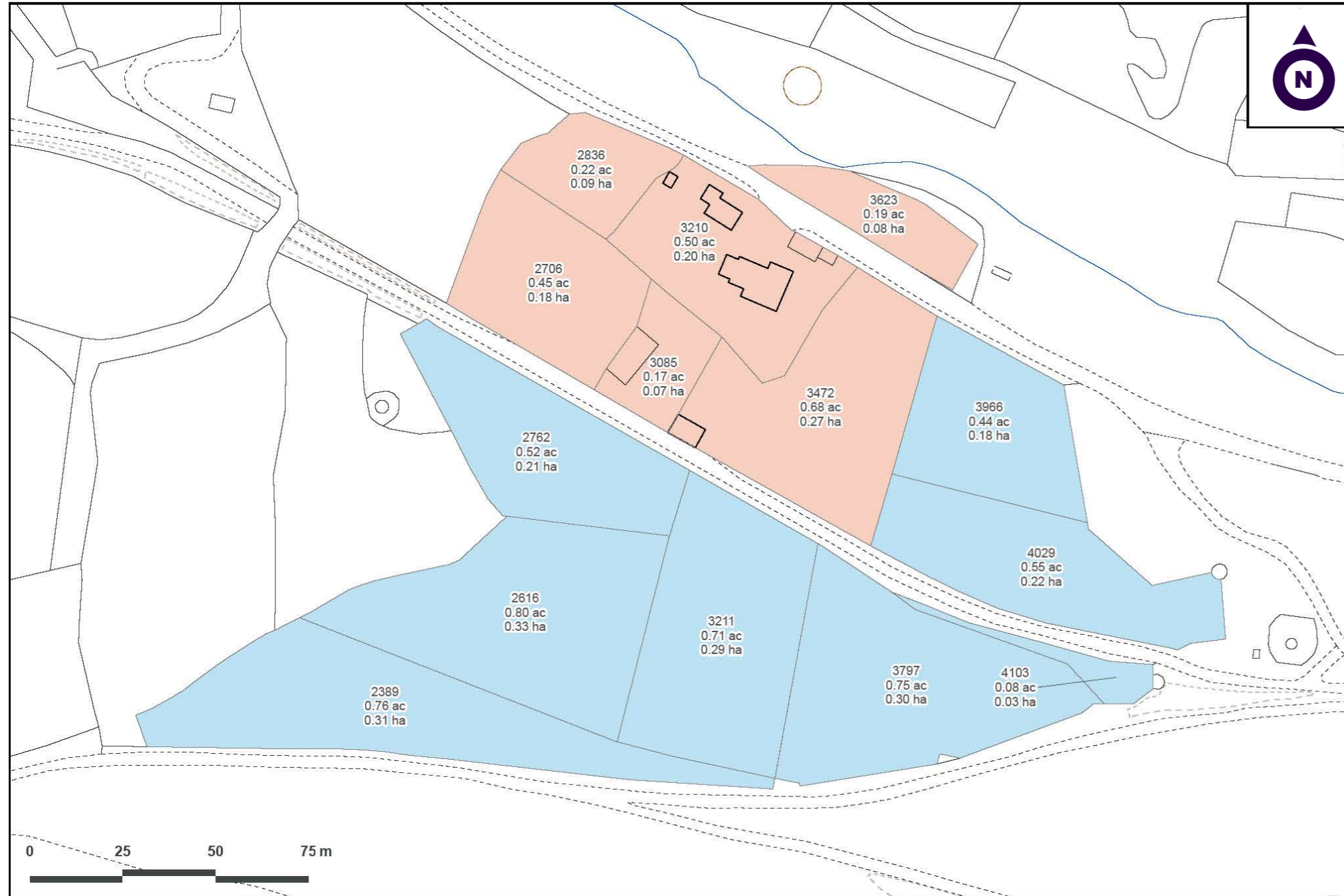
Land

The land offers superb potential for livestock or equestrian use. The land surrounding the house, within Lot 1, is divided into three well-maintained grass paddocks, each with water troughs, and is currently used for grazing. In addition, on the opposite side of the Bissoe Trail is a parking and storage area that leads into a wetland wildlife area with ponds. Lot 1 totals 2.21 acres.

Lot 2 consists of a further 2 well maintained grass paddocks as well as another 5 fields running up the valley side that are accessed over a former tramway. In total, Lot 2 amounts to 4.62 acres.

Throughout the land, natural hedge boundaries and mature native trees provide shelter and privacy, and along with the well managed and productive pasture create an ideal environment for horses or livestock. With direct access to the Bissoe Trail, riders can enjoy miles of off-road hacking from coast to coast.





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Method of Sale

For sale by private treaty.

Tenure & Possession

Freehold.

Planning

No planning assessment or applications have been made in respect of the property. Interested parties are to obtain and rely on their own advice.

Additional Information

Parking – Ample off-road parking is available and may be accessed via the electric gates at the main entrance or through a separate gated entrance leading into the yard.

Services

- Water – Mains.
- Electricity – Mains.
- Heating – Oil fired central heating.
- Drainage – Private Drainage.

Broadband – Standard broadband available, with a highest available download speed of 7 Mbps and an upload speed of 1Mbps (Ofcom website broadband availability checker). The property is due to be connected with fibre to the property (FTTP) shortly, further details can be provided by the agent.

Mobile Coverage – Dependant on the network, ‘variable (outdoor)’ to ‘poor to none’ (Ofcom website mobile availability checker).

Please note the agents have not inspected, nor tested these services.

Wayleaves Easements & Rights of Way

No public rights of way run over the property. There is a public right of way over the Bissoe Trail, over which access to the property is taken, and the dismantled tramway that runs between Lots 1 and 2, allowing immediate access to the rights of way network in the area.

Land plan

- Lot 1
- Lot 2

Sporting, Timber & Mineral Rights

We understand sporting and timber rights are included. Mineral rights are excluded.

EPC Ratings

Band D.

Local Authority

Cornwall Council
New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY
www.cornwall.gov.uk

Viewings

Strictly by appointment with the agents.

Directions

From Truro, take the A39 south toward

Falmouth. At the Devoran roundabout, turn right for Bissoe. Go straight over the crossroads, continue past Bissoe Cycle Hire and Cafe, then turn right opposite Richards Garage.

Follow this road for 1.5 miles. Just before the sharp right hand bend into Twelveheads, at Bon Appetit café (TR4 8SH), carry straight on, onto the unmade track (Bissoe Trail).

Ignore the “no entry” signs and continue for approximately 600m, Wheal Fortune Farm is the first property on the left. Note: Sat Nav may not guide you directly to the property.



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