



Penwarden Farm

| Golberdon, Cornwall

| **Carter Jonas**

Penwarden Farm Golberdon Callington Cornwall PL17 7NF

A private, ringfenced residential farm with a substantial traditional barn, pastureland, woodland and riverbank ownership with fishing rights.

Penwarden Farm comprises a characterful, historic 3,000 sq ft farmhouse, a double storey stone barn of similar proportions and a modern farm building. Situated in a private, elevated position with southerly views over the land within the farm running down to the picturesque banks of the River Lynher, with over 700yds of single bank fishing, and across the wooded river valley which provides uninterrupted and unspoilt views.

Providing a high level of privacy, the farm is a stunning example of a residential farm with great historic, amenity and wildlife value, with scope for further enhancements and sensitive development.

In all extending to 45.57 acres.

For sale by private treaty as a whole.



Location

The property lies about a mile outside the hamlet of Golberdon, in the rolling countryside of south-east Cornwall. Positioned within a couple of miles of the A390 and with good connectivity to the A388 and A38, the principal roads that run across south-east Cornwall, allowing easy access to the main towns and cities of the region and the A30.

The south coast of Cornwall is 10 miles from the farm, with the popular coastal towns, villages and harbours such as Looe, Polperro and Portwrinkle providing easy access to a wealth of boating, watersport and coastal activities associated with the region, as well as a host of leisure, retail and other outdoor activities. A little further afield provides access to the wonderful coastal landscapes with the protected Areas of Outstanding Natural Beauty of Rame Head and the Plymouth and Fowey harbours.

In addition, and in contrast, the farm is centrally position within striking distance of the wild uplands of both Bodmin Moor and Dartmoor as well as the often undiscovered and lush countryside of the east Cornwall/ west Devon border area.

The nearest villages and towns are Pensilva and Callington, lying approximately 2-3 miles from the property, providing the full range of local shops and services. The Cornish market towns of Launceston and Liskeard are within 10 miles, with the historic and popular market town of Tavistock, positioned at the foothills of Dartmoor and with its range of independent and unique shops and well-respected private schooling, being a 30 minute drive through the picturesque countryside of the Cornwall/Devon border. Both Truro and Exeter are approximately a 1 hour drive from the property.

Mainline train services run from Liskeard and Plymouth, as well as minor stations closer by, direct to Exeter, Bristol and London, including a sleeper train. National and international flights run from Newquay and Exeter, approximately 40 and 65 minutes' drive from the property respectively.

Farmhouse

Penwarden Farmhouse is an exceptionally historic and fascinating property. To the front of the Grade II listed house a small area of formal gardens consist of parterre gardens, with a more naturalised area being separated by a small stream that gently runs through the garden, rising from a well positioned to the side of a track running past the house. The well house dates from the 18th century and is of stone wall construction with a stone corbelled roof and stone lintel.

Entrance to the house is via an iconic, and potentially original, studded and strap hinged door, with a beautiful 1662 datestone above. The house itself consists of a myriad of fascinating features with ornate timber panelling, doors and staircases, exposed timber framework, substantial granite kitchen ranges and fireplaces, stone mullioned windows and slate flagstones throughout.

The entrance hall leads to the kitchen and reception rooms, the rear utility area and the library, a secluded and peaceful room positioned away from the day to day living areas. The kitchen includes a large, double electric AGA range along with an open fire positioned within a substantial granite fireplace including clome oven, forming the heart of the house and with separate access to the yard and existing parking area via a further notable granite doorway. From the kitchen, the former livestock shed and barns have been restored and repurposed, now forming two large, double height reception rooms with exposed timber trusses. The drawing room includes glazed French doors that open out directly onto the land, a woodburner allowing the room and its southerly view to be enjoyed throughout

the seasons, made all the more seamless by virtue of a ha-ha which removes all visual barriers to enjoying the everchanging views and scenery. The neighbouring dining room creates a wonderful entertaining area, with double doors out to the parking and yard area.

The utility area consists of three further rooms – a boot room, utility room and office/storage room – ideal for a country farmhouse.

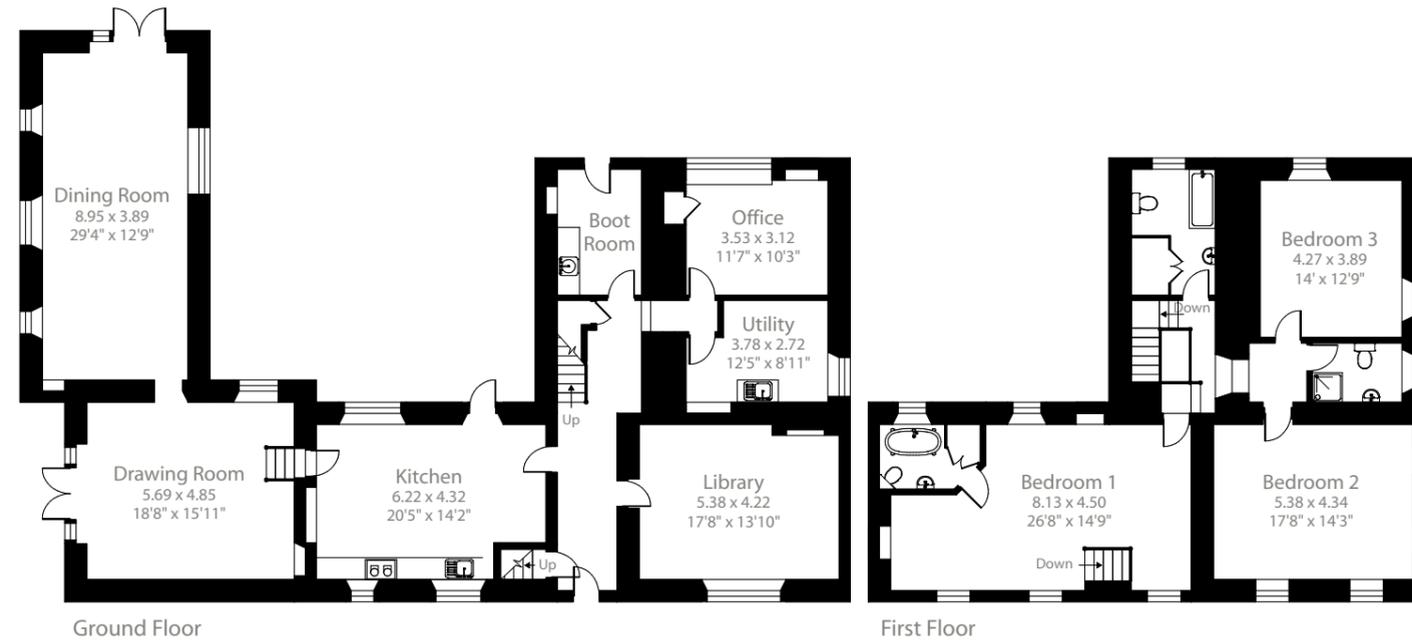
The principal bedroom suite is accessed via a dedicated characterful timber staircase from the hallway as well as a secondary doorway from the landing area, occupying a wonderful position above the kitchen with vaulted ceiling and windows to the front and rear. An L-shaped exposed timber staircase with split landings leads to the two further double bedrooms as well as two further bathrooms.



Penwarden Farm Floor Plan

Penwarden Farm
Golberdon,
Callington
Cornwall
PL17 7NF

Farmhouse:
3128 Sq Ft / 290.6 Sq M



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

Buildings

Positioned adjacent to the house, on the other side of the yard and parking area, is a substantial traditional stone barn, double storey and with fantastic granite archways and openings to the front, south facing elevation, looking out over a further yard area and the land. Grade II listed in its own right and dating back to 1845, confirmed by virtue of a datestone, the barn extends to well in excess of 2,000 sq ft. The first floor is accessed at ground level to the rear and includes numerous large openings on both elevations, as well as extensive height internally and a smaller double storey addition to one side, allowing the building to be opened up and potentially converted into a stunning additional dwelling, uses ancillary to the main house or for commercial uses (subject to obtaining the necessary permissions).

A smaller stone and timber barn is positioned to the side of the main barn with a large, 4-bay, concrete portal framed farm building positioned to the rear of the building area, with its own functional yard area and access being away from the house. With direct access out to the land, it is ideal for functional use of the farm, general vehicle and boat storage, or further development if the relevant permissions are obtained.



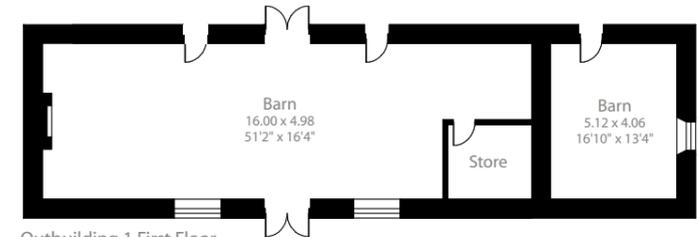
Penwarden Barns Floor Plan

Penwarden Farm
Golberdon,
Callington
Cornwall
PL17 7NF

Outbuildings:
4783 Sq Ft / 444.3 Sq M



Outbuilding 2



Outbuilding 1 First Floor

Stable

Solarium



Outbuilding 1 Ground Floor

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

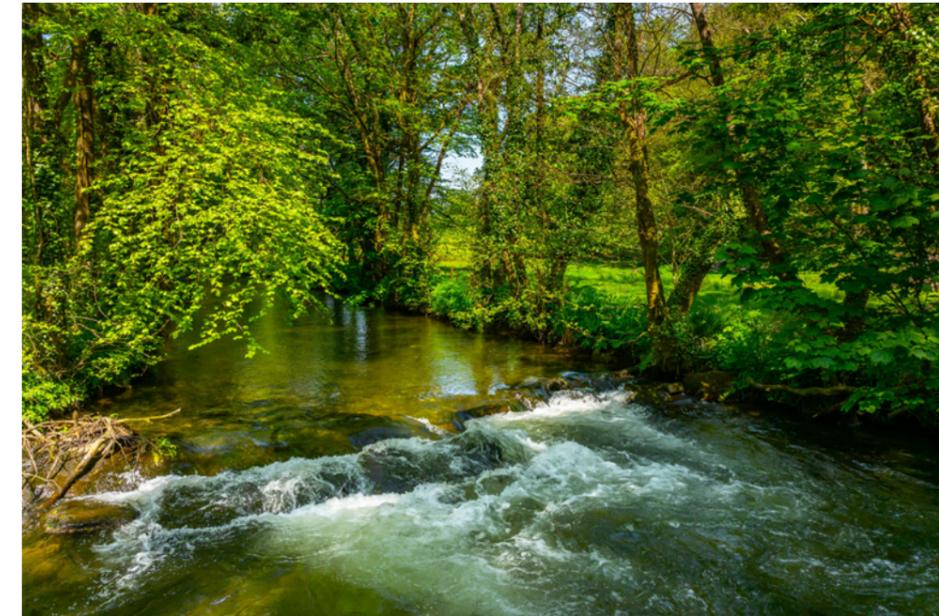
Land and Woodland

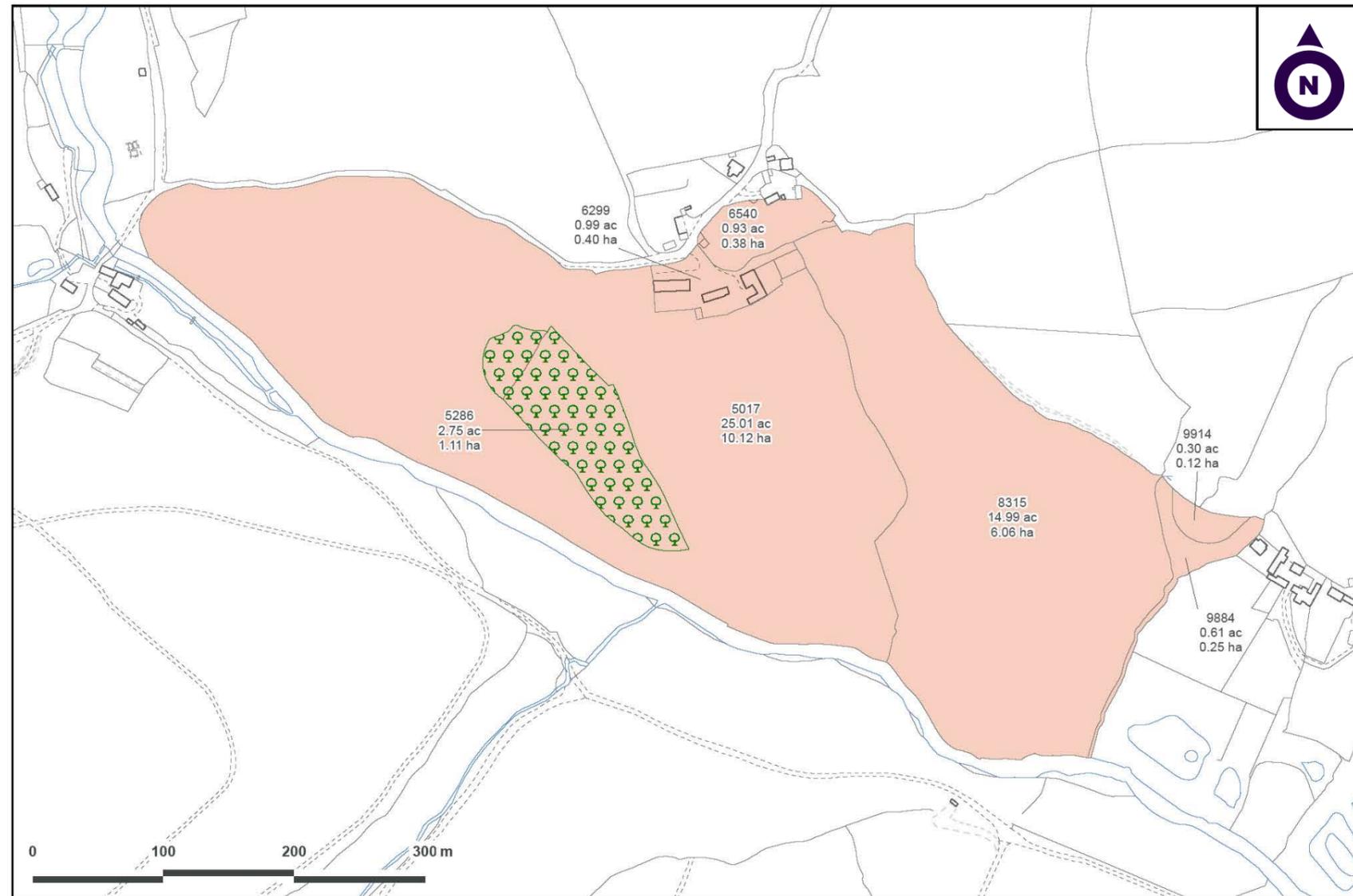
The land is predominantly located to the south of the house and buildings, consisting of two large pasture fields that have been carefully managed for livestock grazing for many years. The house and buildings look over the land, the view being uninterrupted by virtue of a ha-ha, which gently runs down to the River Lynher, the property owning approximately 700yds of river bank with fishing rights.

The fields include highly picturesque riverside pasture, one of the fields including a low lying wetland area, providing an area of high environmental and wildlife value that could be enlarged and enhanced should buyers so wish, as has taken place of land close by.

A small paddock, with a building, lies to the north of the farm with its own road access. Ideal for use as additional garden and outdoor space, fruit orchards and vegetable production, it could potentially be used for additional access purposes, linking into the track that runs past the house, as permissions and consents may allow.

In the middle of the land Waterhill Wood consists of 2.75 acres of mature broadleaf woodland positioned on a steeper section of land, the ground awash with bluebells in spring. There is clear scope to enhance and enlarge the woodland by additional tree planting.





© Crown Copyright and database rights 2024 OS 100004458

Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Basic Payment Scheme

No entitlements are included with the sale.

Environmental Schemes

No environmental schemes are present over the property.

Planning

The repurposing of the barns now forming the Drawing and Dining Rooms were consented under planning consent reference E2/98/01262/FUL and listed building consent references E2/98/00702/LPC and E2/98/01263/LBC.

Listing Status

Penwarden Farmhouse, the traditional barn and the well are Grade II listed. More details can be found at: www.heritagegateway.org.uk under listing numbers 1140819, 1137601 and 1329094.

Overage

Neither the land, nor any of the buildings are subject to an overage provision.

Designations

The property has no designations as far as we are aware.

Land Occupation

The land is let on a grazing licence which expires on 31st December 2024.

Services

Water – Mains.

Electricity – Mains.

Drainage – Private.

Heating – Oil-fired central heating. Solid fuel open fires and woodburner. Electric AGA.

Telecommunications – Broadband connected, mobile phone signal.

Wayleaves, Easements, Covenants & Rights of Way

No public rights of way run over the land. A footpath is located on land to the north-east of the property which can be used to access and enjoy the wider rights of way network.

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

All rights are included. Fishing rights over approximately 700yds of the River Lynher, with sea trout in particular being regularly caught from the property.

EPC Ratings

The EPC rating of the property is G.

Local Authority

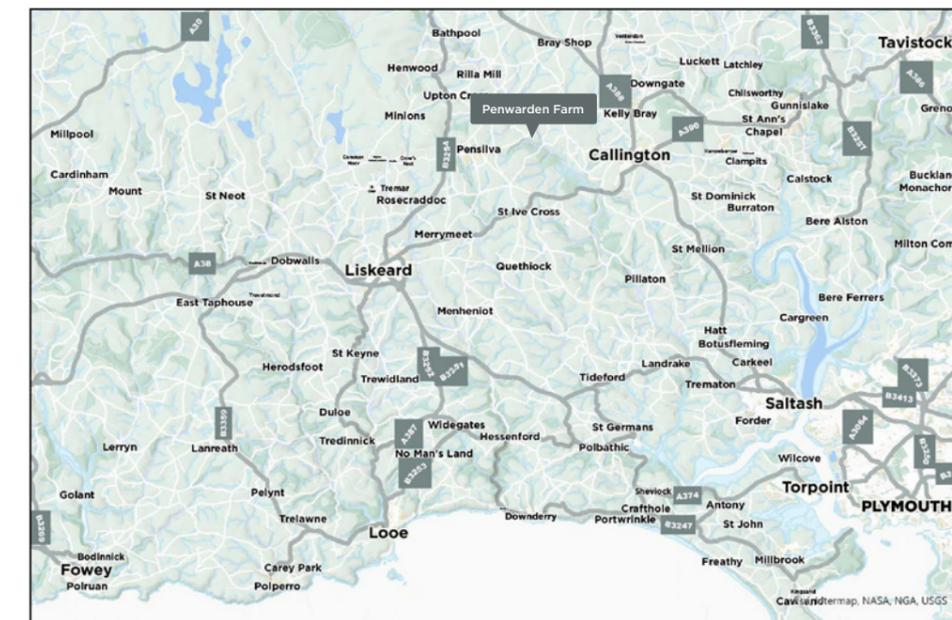
Cornwall Council
New County Hall
Treyew Road
Truro
Cornwall
TR1 3AY
www.cornwall.gov.uk

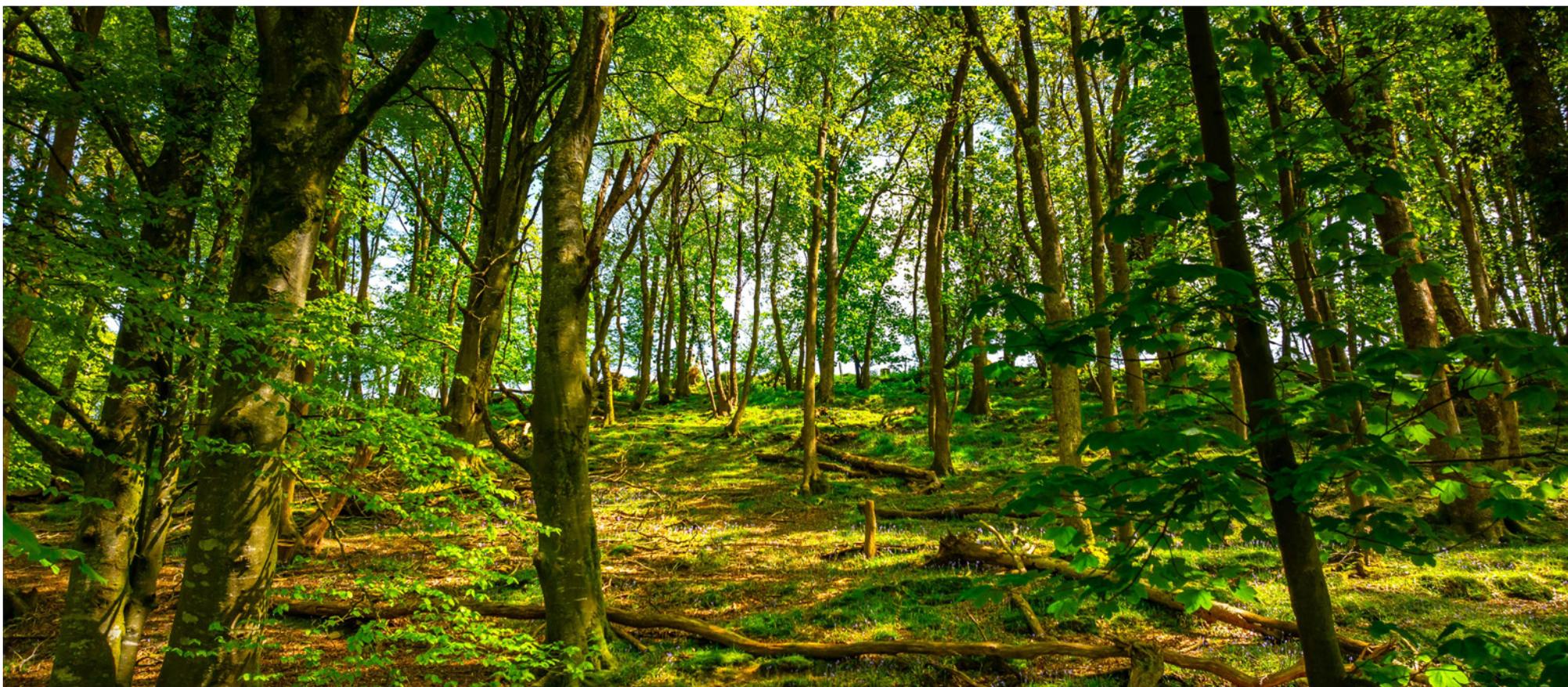
Viewings

Strictly by appointment with the agents.



///union.pats.face





Truro

01872 487 620 | truro@carterjonas.co.uk

07393 269 425 | chris.anderson@carterjonas.co.uk

07977 705 290 | george.olver@carterjonas.co.uk

Peat House, Newham Road, Truro, Cornwall, TR1 2DP

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

One Chapel Place, London W1G 0BG

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE