



# Holly Tree Farm



## Holly Tree Farm

Bissoe  
Truro  
Cornwall  
TR4 8RJ

4 Bedrooms  
2 Reception Rooms  
3 Bathrooms  
126 Sq. Metres

**Guide Price £1,150,000**



# The Property

**Beautifully presented modern farmhouse set within 2.5 acres of grounds. Stunning rural views, ultra modern kitchen/dining room extension, cosy living room, detached double garage/workshop are just a few of the highlights.**

Set within 2.5 acres of meticulously maintained grounds is this lovely farmhouse. Offering a delightful combination of a character property with a very modern kitchen/dining room extension. Set in an elevated position the home has superb rural views which change with the seasons.

The owners of the home have transformed the property from a comfortable farmhouse into a modern family home.

The highlight is the 5.4 x 9 meter (18 x 30 foot) contemporary kitchen/ dining room. Glazed to all four sides with large format windows and sliding patio doors, the property offers stunning views over the grounds, surrounding fields and over the valley beyond.

At the heart of the modern, navy and oak, handle-less kitchen is a Smeg oven with 6 ring gas hob and matching extractor fan over. Additionally there is an AEG induction hob, Fisker and Paykel fridge/freezer & Hotpoint dishwasher. The cabinetry includes a pull out pantry and there is a large L shaped kitchen island with quartz work top, above which is a roof lantern flooding the room with natural light. A wood burning stove in the corner of the room adds comfort and there is plenty of space for a large dining table and chairs as well as a more casual seating area.

Adjoining the kitchen is a comfortable living room with a wood burner with granite lintel & slate hearth as a centrepiece of a feature wall. Glazed doors open to a patio with porcelain tiles allowing for al fresco dining while taking in the view.

To the front of the property, from the entrance hall there is a ground floor bedroom with adjoining snug or office as well as a second kitchen, utility room, boot room and shower room.

Upstairs there is a master suite with bedroom, large dressing room and shower en-suite. Two further double bedrooms and a re-furnished modern bathroom with walk in shower and freestanding bath complete the accommodation.

Outside, a gravelled drive leads through a pillared entrance to open to a generous parking area with space for recreational vehicles or boats etc. A detached double garage and workshop provides plenty of space for vehicles and would (subject to planning approval) be large enough to convert. The garden immediately around the house is separated from the adjoining lawned paddocks by a ha-ha. The summer house has a kitchenette with electricity and water and there is a BBQ terrace with pergola over, ideal for entertaining.

Some of the surrounding fields to the property (c.2.5 acres) are also currently on the market with Lodge and Thomas in Truro. Contact Humberts for more details.

This property has more to offer than can be detailed in this brochure so viewings are highly encouraged.













# Surrounding Area

Located in a small hamlet within the parish of Gwennap, Fernsplatt sits centrally within the county with easy access to both the north and south coast. There are facilities within walking distance including a cafe, bakery & hairdressers. The neighbouring hamlet of Bissoe is the home of a cycle hire company, which gives access to the Coast to Coast 11 mile Trail and links the interior of west Cornwall to the harbour of Portreath on the north coast and the former port of Devoran in the south. The nearby village of Perranwell Station is within 2 miles and has a range of every day facilities including a local post office/general stores, public house/restaurant, primary school and railway station with links to Truro and Falmouth.

Truro is the administrative and cultural centre of Cornwall and offers a choice of primary and secondary schools, daily facilities including banks, building societies, shops, public houses and mainline railway station. Falmouth has the deepest natural harbour in Western Europe and is a major maritime and tourist centre. The Fal estuary and Carrick Roads are within easy reach and provide superb sailing waters.



## Fernsplat, Chacewater, Truro, TR4

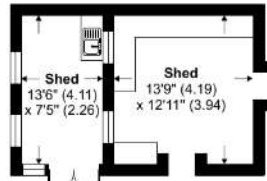
Approximate Area = 2412 sq ft / 224 sq m

Garage = 838 sq ft / 77.8 sq m

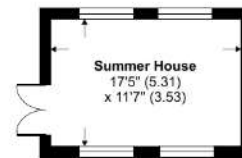
Outbuilding(s) = 495 sq ft / 45.9 sq m

Total = 3745 sq ft / 347.7 sq m

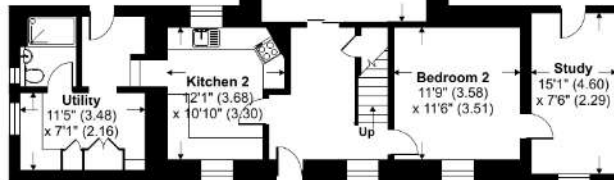
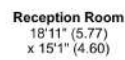
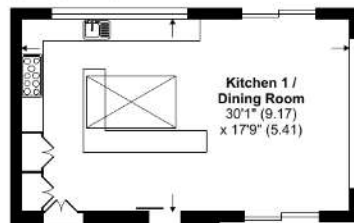
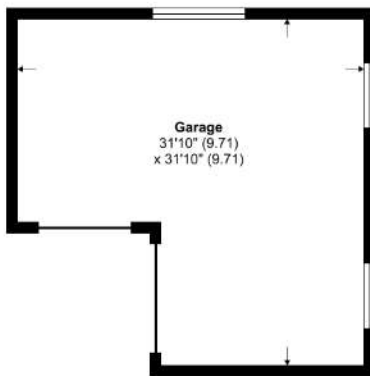
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OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Humberts. REF: 943332

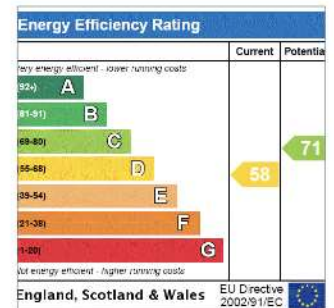
### Additional Information

Services: Oil fired central heating and wood burner. Mains electricity, water and private drainage to a septic tank.

Council Tax: Band E

Tenure: Freehold

Local Authority: Cornwall Council



**IMPORTANT NOTICE:**  
Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

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