



Viscar Farm

Underlane, between Falmouth and Helston



Viscar Farm

Viscar, Underlane, Helston, TR13 0EJ

This wonderful lifestyle opportunity includes a picturesque farmhouse nestled centrally within its land of around 12 acres and includes a range of traditional barns, one with planning for a residential dwelling. A serene and traffic-free haven of nature, woodland, and farmland within a short drive of Helston, Falmouth and the Helford - available for the first time in almost 40 years.





The Location

Viscar Farm enjoys a rural position between Falmouth, Penryn and Helston with comprehensive amenities available in these towns as well as schooling for all ages. The villages of Constantine and Stithians are also within easy access. Stithians lake is one of the largest inland water features in Cornwall, with something for everyone to enjoy, including beautiful walks, fishing, water sports, lakeside café and camping - both a tranquil setting and hive of activity.

The nearby North Helford Area of Outstanding Natural Beauty is also within a short drive, with miles of creeks and superb walks. Further south is The Lizard with many unspoilt beaches and miles of coastal walks.

Viscar Farm

- First sale in over 38 years
- Idyllic retreat from the hustle and bustle of modern life.
- Used as a hobby farm since 1986 with cows, pigs, chickens and geese.
- Extended and rustic farmhouse sitting centrally within its grounds and providing exceptional privacy.
- Range of traditional barns (3,687 sq ft in total) providing incredible space for storage, workshops or conversion to additional living space, income or recreational areas
- Planning permission (PA23/ 04086) for conversion to residential (applies to the two-storey main barn)
- Further stone barns providing huge scope for further development for residential, studios and workshops (subject to necessary consents)
- No agricultural tie

The Farmhouse

- Enclosed cottage gardens to front and rear
- Broad conservatory and veranda
- Charming living room with exposed painted timber beamed ceiling and inglenook fireplace with Villager woodburner
- Sitting room / snug with fireplace and Villager woodburner
- Double aspect kitchen
- Utility room
- Ground floor WC / shower room
- Boot room
- Four double bedrooms all enjoying views of the surrounding woodland and land
- Family bathroom

Outbuildings

- Range of traditional stone barns positioned around a central yard offering huge scope for repurposing or development in addition to existing planning permission. Previously used as a cattle house and piggery
- Main two storey barn benefits from live planning permission (PA23/04086) for the conversion to a single residential dwelling
- Single storey barn set up and used as pottery / gallery
- Double garage / carport





The gardens and grounds

- The current owners, over their 38 years of ownership, have focussed on rewilding and conservation, planting in excess of 6,000 native broadleaf and some evergreen varieties of trees. Many paths have been cut throughout the woodland creating meandering paths
- Surrounding land boasts a diverse array of natural features, including rewilded woodland (all of which has been planted by the current owners over the past 38 years) and a paddock creating a rich environment, perfect for birds and other wildlife: a far and refreshing cry from urban life
- An area of land in the northern section has been specifically created for bee hives (where the honey produced is deliberately not harvested)
- Large kitchen garden, adjacent to the farmhouse, with a polytunnel

Services, tenure and further information

Freehold. Mains electricity & water. Additional private water supply (well). Private drainage. Oil fired central heating.

Solar panels with feed in tariff (information available on request). Barns and studio all have water and electricity. Woodland is under contract (protection) with the Forestry Commission until 2031 (full information available on request).

Please note that a public footpath runs across the drive and one field – full information on request.

Council Tax: C.

Distances

- Constantine – 3.7;
 - University of Exeter (Penryn campus) – 4;
 - Helston – 4.2; Falmouth – 6.5; Porthleven – 7.2;
 - Truro – 11.7; Cornwall Airport (Newquay) – 30.4
- (All distances are approximate and in miles)

What 3 Words

/// rekindle.educates.golden

Directions

From Falmouth, continue towards Helston on the A394. After the Halfway House pub on the right, take the next turning on the right (signed Retanna Holiday Park). Bear right and follow this single track lane for around 500 yards and the gated driveway to Viscar Farm is on the left (the middle of three as the lane divides).



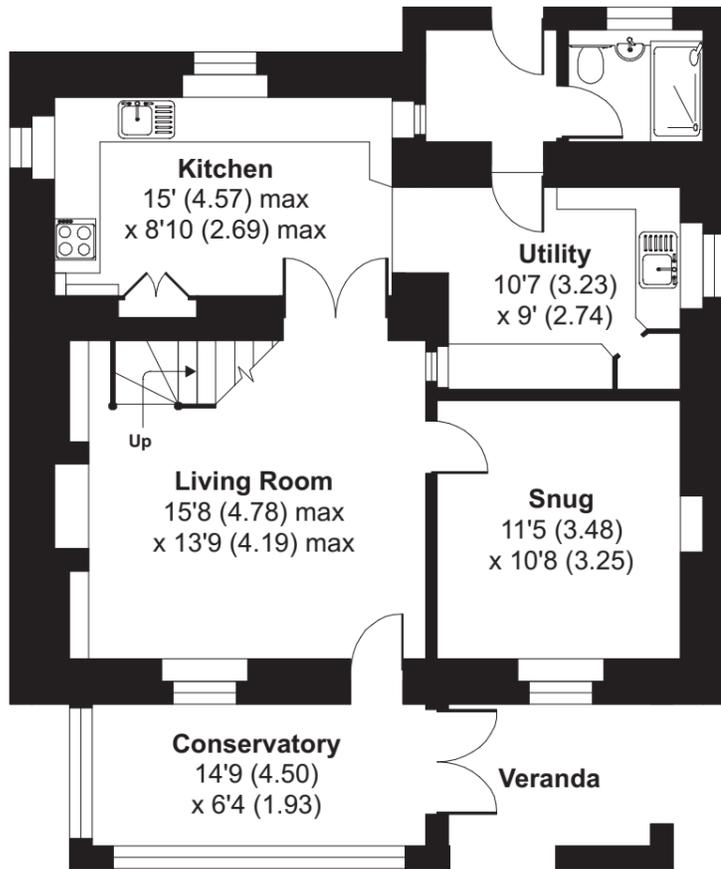
Viscar Farm, Underlane, Helston, TR13 0EJ

Main House = 1612 sq ft / 149.7 sq m

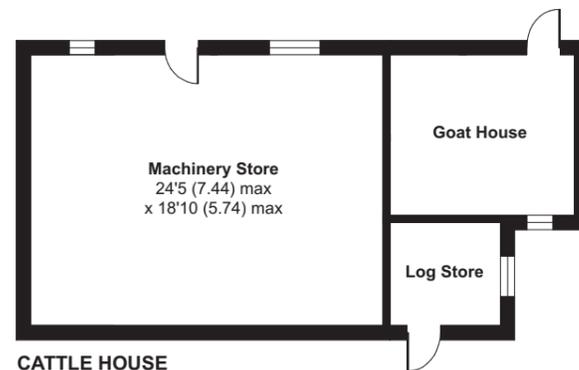
For identification only - Not to scale

Outbuildings = 3687 sq ft / 342.5 sq m

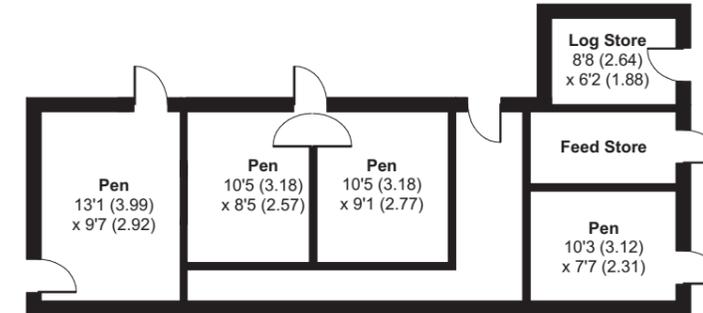
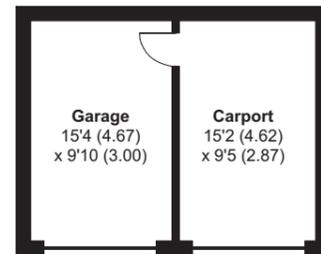
For identification only - Not to scale



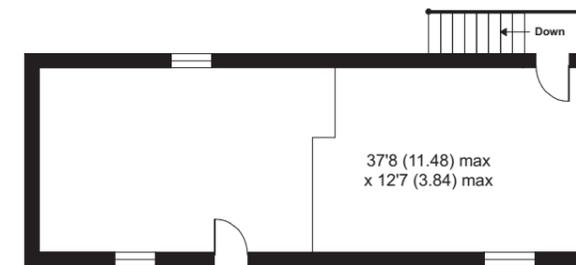
GROUND FLOOR



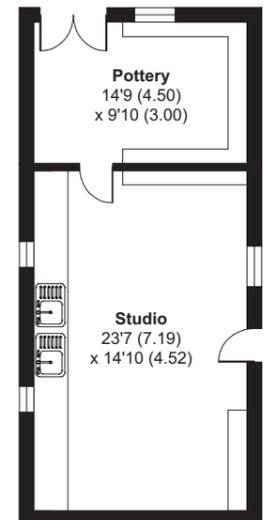
CATTLE HOUSE



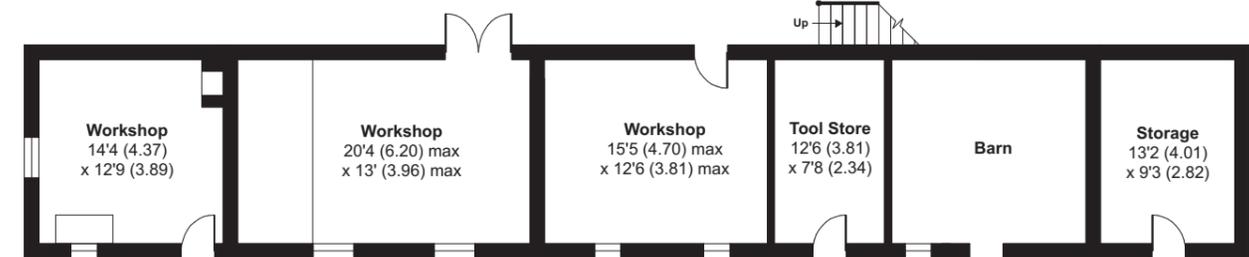
PIGGERY



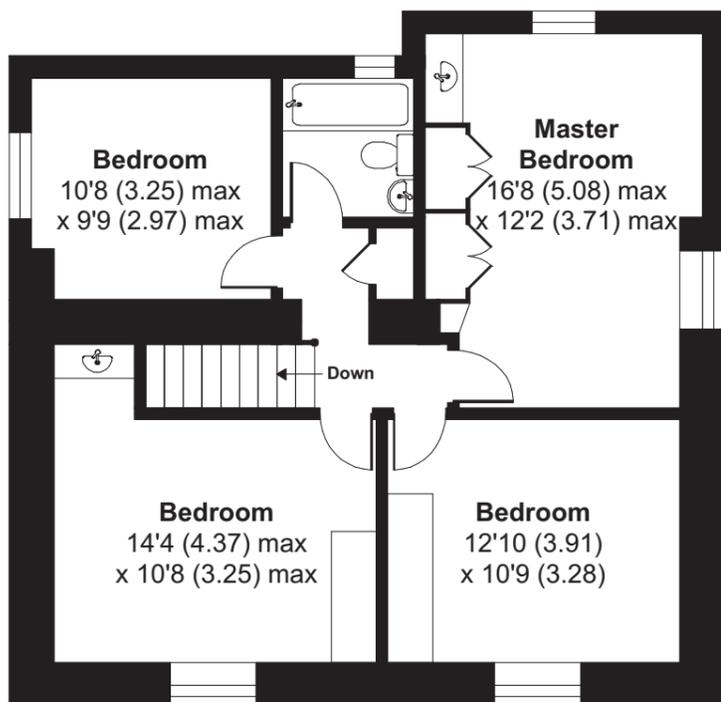
BARN FIRST FLOOR



POTTERY STUDIO



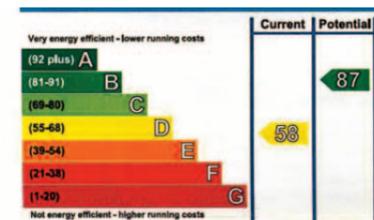
BARN GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Shore Partnership Limited. REF: 1093663



FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



www.carbonbalancedprinter.com
Registration No. CBP2277

This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

