

EST. 1999

# CAMEL

COASTAL & COUNTRY



Higher Well Farm,  
Hendra Croft, Rejerrah, TR8 5QP

Guide Price £875,000





# Higher Well Farm,

## Hendra Croft, Rejerrah, TR8 5QP

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#### The Property

Camel Coastal & Country are delighted to bring to market this charming period property, offering spacious family living accommodation along with the added benefit of a self-contained cottage — ideal for additional income through residential or holiday lets, or perfectly suited for multi-generational living.

The property enjoys a superb location between the coastal towns and villages of Perranporth, Newquay, Holywell Bay, and Crantock. This makes it an excellent choice for those wishing to live within easy reach of the beach while still enjoying the peace and privacy of a rural retreat.

The main home features a large family room incorporating a well-fitted kitchen, living area, dining space, and a sunroom with full-size patio doors opening onto the lawned gardens, where you can take in beautiful rural views. From the family room, you can access a spacious living room with a deep-set traditional fireplace, as well as a separate dining room and a utility room.

Upstairs, there are four bedrooms, a family bathroom, and an additional shower room. The master bedroom includes a generous dressing room/office which has previously had water connected, making it ideal for conversion into an en-suite bathroom. Large patio doors from the master bedroom open to reveal stunning countryside vistas.

Attached to the side of the main home is the one/two-bedroom self-contained cottage. This has been successfully used by the current owner both as a full residential let and more recently as a holiday rental. It comprises a kitchen, living room, double bedroom, shower room, and a second bedroom/dining room.

Outside, the gardens wrap around two sides of the property, creating a charming rural, farmhouse-style feel. The layout offers a mix of intimate and open spaces — perfect for entertaining, relaxing after a day at the beach, or tending a home allotment.

To the side of the property you will also find a large workshop, store and smaller workyard as well as parking for both properties.

For those wishing for one large family home. There is a connecting door (currently boarded up) that leads from the living room of the main house, into the hallway of the cottage. This could give you a very spacious, six bedroom home with plenty of reception spaces.

#### The Main House

##### Sun Room

16'8 x 6'10 (5.08m x 2.08m)

##### Kitchen/Family Room

14'5 x 14'0 (4.39m x 4.27m)

##### Living Room

23'2 x 14'0 (7.06m x 4.27m)

##### Porch/SunRoom

8'2 x 8'0 (2.49m x 2.44m)

##### Dining Room

13'10 x 9'2 (4.22m x 2.79m)

##### Utility Room

8'2 x 7'5 (2.49m x 2.26m)

##### Landing

##### Master Bedroom

14'5 x 14'1 (4.39m x 4.29m)

##### Dressing Room

9'9 x 9'2 (2.97m x 2.79m)

##### Bedroom

14'9 x 9'9 (4.50m x 2.97m)

##### Bathroom

9'0 x 7'10 (2.74m x 2.39m)

##### Bedroom

14'7 x 9'6 (4.45m x 2.90m)

##### Bedroom

12'5 x 9'11 (3.78m x 3.02m)

##### Shower Room

6'0 x 5'6 (1.83m x 1.68m)

##### The Cottage

##### Entrance Hall

##### Living Room/Diner

14'3 x 11'1 (4.34m x 3.38m)

##### Kitchen

9'6 x 6'3 (2.90m x 1.91m)

##### Bedroom/Dining Room

9'7 x 7'3 (2.92m x 2.21m)

##### Bedroom

14'3 x 9'2 (4.34m x 2.79m)

##### Shower Room

8'6 x 5'8 (2.59m x 1.73m)

### Gardens

The cottage has a small private garden to the front. This is partly lawned and fenced off to keep it secluded and secure.

The main house has large lawned gardens to the front and side. They are divided into a family garden, a gated area with mature trees that is perfect for an allotment and a second seating area or kids play area.

Overall the property sits on around 0.6 acres

### Workshop

15'1 x 15'1 (4.60m x 4.60m)

### Parking

There is parking to the front of the property. This can be divided into separate parking areas for the house and the cottage if needed.

### Directions

Sat Nav: TR8 5QP

What3words: ///decades.thrashing.shout

For further information please contact Camel Coastal & Country

### Property Information

Age of Construction: 1900s

Construction Type: Stone

Heating: Main House - Oil The Cottage - Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Septic Tank

Council Tax: E

EPC: D55

Tenure: Freehold

### Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Road Map



Hybrid Map



Terrain Map



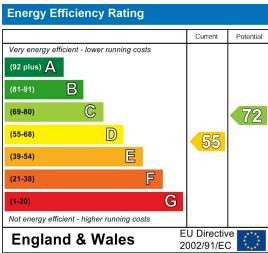
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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