



North Kestle, Tregadillett, Launceston, Cornwall, PL15 7EY

For sale by Public Auction ~ Auction Guide £375,000



North Kestle, Tregadillett, Launceston, Cornwall, PL15 7EY

For sale by Public Auction on Wednesday 24th June 2026,
7pm at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH.

Charming rural small holding with a substantial farmhouse,
adjoining stone barn, range miscellaneous outbuildings and just over 4¾ acres.

Auction Guide Price £375,000



Location

The property is located in the small hamlet of Kestle, which lies to the west of Tregadillett. This popular village has a good range of local amenities including primary school, church, village hall, popular public house with Trethorne Golf Club and family park a short distance away.

The historic former market town of Launceston lies 3 miles to the east and offers a wide range facilities including agricultural merchants and veterinary practices. The town is halfway between the picturesque north and south Cornish coasts with good road links to the two. Launceston also sits astride the A30 dual carriageway which provides a fast link west into Cornwall and heading east to the cathedral city of Exeter with its like to the M5 motorway link.

Description

Approached from a no through road, North Kestle offers a wonderful opportunity to create a rural, yet accessible smallholding with a substantial family home. Purchased in 1925 it has remained in the same family ever since.

Tucked away on the edge of the hamlet behind a walled courtyard area which has an ample parking and turning area, the farmhouse is in need of complete renovation and modernisation, but offers a fantastic blank canvas.

The ground floor accommodation briefly comprises;

DINING ROOM
SITTING ROOM
REAR KITCHEN
THREE STORE ROOMS

The first floor has THREE BEDROOMS, a DRESSING ROOM, BATHROOM and over stairs storage cupboard.

The adjoining **BARN** has two storeys and is divided into three 'rooms'. This could be incorporated into the main farmhouse or used for ancillary accommodation (subject to gaining the necessary planning consents).

Outside

Immediately to the front of the farmhouse is a small walled garden area and adjoining this, an enclosed orchard/paddock with a single storey concrete block SHIPPON type building.

Next to the entrance is a stone & slate BARN, and concrete block SHIPPON, both with potential, subject to gaining the necessary planning permissions.

On the right of the parking area is a range of further pole barns (some in very poor repair) and at the rear another concrete block shippon.

The Land

Extending in all to some **4.78 acres (1.93 hectares)**, the land sits to the north of the farmhouse and comprises a single, level and gently sloping grass paddock which has super views of the neighbouring valley.

Important Information

Tenure - Freehold.

Local Authority - Cornwall Council, Truro.

Council Tax - Band B

Services - The farmhouse has mains water, mains electricity and a BT telephone line connected, but all are currently turned off. There is private foul drainage. The buildings have no mains electricity connected, however the farm buildings were serviced by a generator.

Energy Performance Certificates - Energy Efficiency Rating G [3]

Farm Plan - The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Easements, Wayleaves, Rights of Way - The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries - Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Auction Information

Venue & Date - The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on **24th June 2026** at 7pm. Buyers are advised to attend by 6.30pm to register.

Solicitor - Helen Davies, WBW Solicitors, Launceston.

Registration - Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") – as of 26th June 2017. Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

Online Bidding - Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee - All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 including VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, this fee remains payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior. All interested buyers are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download. Any fees that are owed in addition to the buyers administration fee will be included within the legal pack.

Auction Pack - An auction/legal pack for this property will be available to download from www.kivells.com/properties-for-auction. This is usually available about two weeks prior to the auction date.

Auction Payment - At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction. ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Completion - Will take place at 28 days from the auction, or earlier by agreement between the parties. On the night of the auction, 10% of the purchase price is due as a deposit being exchange of contracts.

Guide Prices - Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation. The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction. Please note that all prices listed, whether prior to or post auction, are subject to contract. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction. The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge. The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

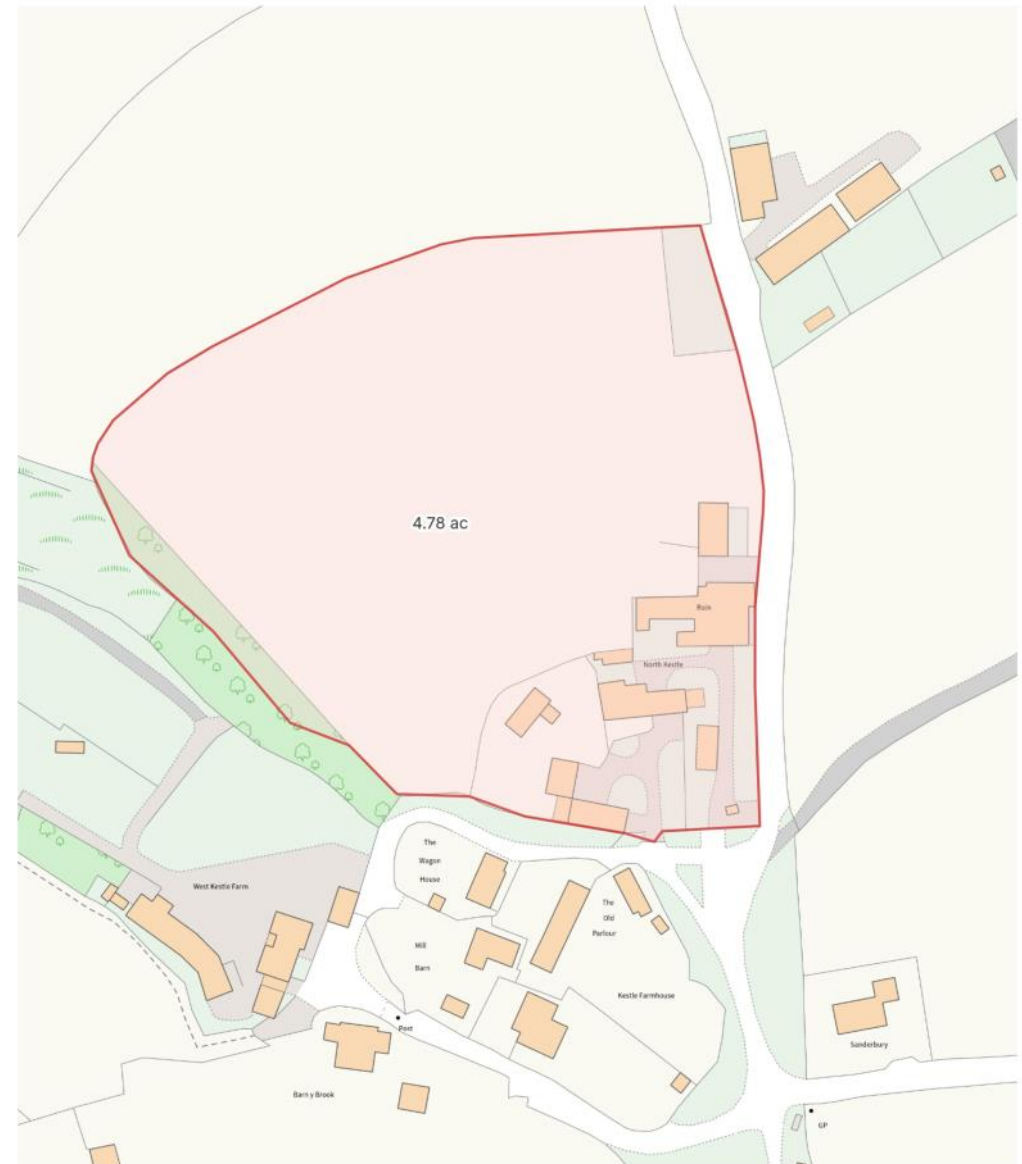
Directions

Postcode - PL15 7EY. **What3words** - [///condition.usage.countries](https://www.what3words.com/condition.usage.countries)

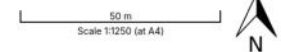
Contact Us

Kivells Farms & Land Department - 01409 259547 or email - farms@kivells.com

North Kestle



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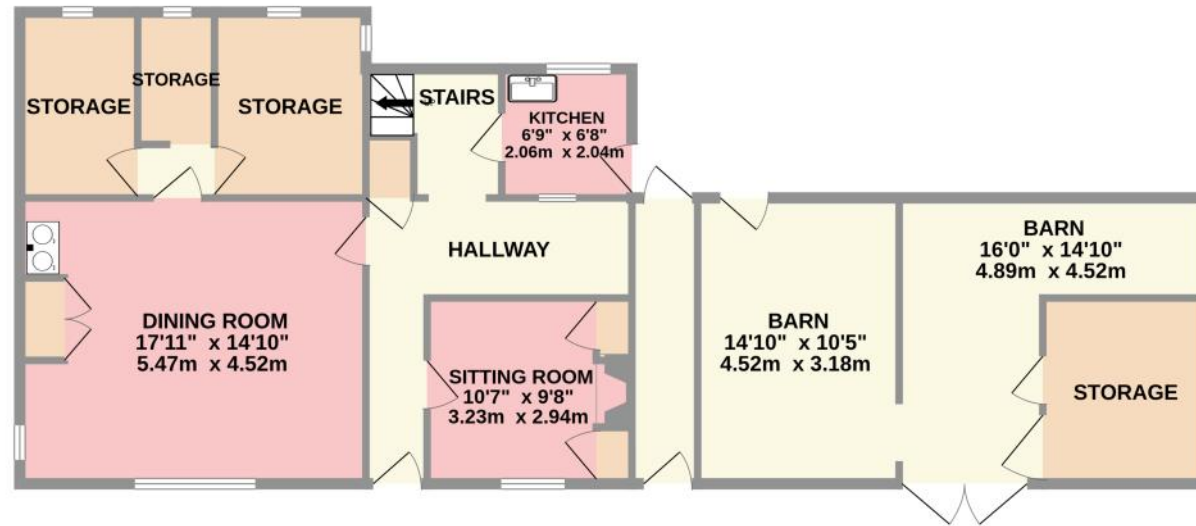


North Kestle Farmhouse - Floor Plans

Floor plan for identification purposes only, not to scale.

Ground Floor

Approx. 1171 sqft (108.8 sqm)



First Floor

Approx. 1098 (102.0 sqm)



