



LOT 1

**Higher Troswell Farm, Troswell, North Petherwin, Launceston, PL15 8NA**

**Auction ~ 2nd September 2026 in 3 Lots**









# Higher Troswell Farm, Troswell, North Petherwin, Launceston, PL15 8NA

For sale by Public Auction on Wednesday 2nd September 2026, 7pm at Lifton Strawberry Fields, Lifton, PL16 0DH

**Lot 1: Farmhouse, yard, buildings and approximately 6.85 acres - Auction Guide £295,000**

**Lot 2: Approximately 5.64 acres - Auction Guide £50,000 | Lot 3: Approximately 15.87 acres - Auction Guide £145,000**



## Location

The hamlet of Troswell can be found in the favoured farming parish of North Petherwin, in a rural location, just over 2½ miles from the village of the same name. The nearby village of Whitstone with its village shop/post office, primary school, church and chapel is a ten minute drive.

The property is conveniently located, being close to both Hallworthy and Holsworthy livestock markets, a choice of agricultural and feed merchants, machinery dealerships and large animal veterinary practices. Launceston with its imposing Norman Castle, is 8 miles away and has a wide range of shops, choice of schools and recreational facilities. It also sits next to the main A30 and this provides a fast link to the City of Exeter and the M5 motorway beyond.

The north Cornish coastline is within easy driving distance its sandy surfing beaches, quaint coves and seaside resorts offer much to see and do.

## Lot 1 (Colored Pink on the Plan)

**Farmhouse, yard, buildings & about 6.85 acres.**

**Auction Guide Price £295,000**

Tucked away on the edge of the hamlet and approached from a quiet parish road, Higher Troswell offers a wonderful opportunity to create a rural, yet accessible smallholding with an attractive cottage and range of useful outbuildings at its heart.

### Higher Troswell Farmhouse

In need of complete renovation and modernisation, the farmhouse offers a fantastic blank canvas to create a charming, characterful home.

The accommodation briefly comprises;

**Kitchen** ~ Fitted with a range of kitchen units with worksurfaces over. Sink and drainer, built in electric cooker and hob. Space for washing machine. Built in larder cupboard with shelving. Solid fuel Rayburn set in old fireplace.

**Utility Area** ~ Leading to

**Bathroom (Ground Floor)** ~ Paneled bath, WC and wash hand basin.

**Hallway** ~ Front entrance door and stairs with understairs storage cupboard, to first floor.

**Dining Room** ~ Open fireplace with attractive stone surround.

**Sitting Room** ~ Open fireplace with stone surround.

The **First Floor Landing** gives access to **Four Bedrooms**

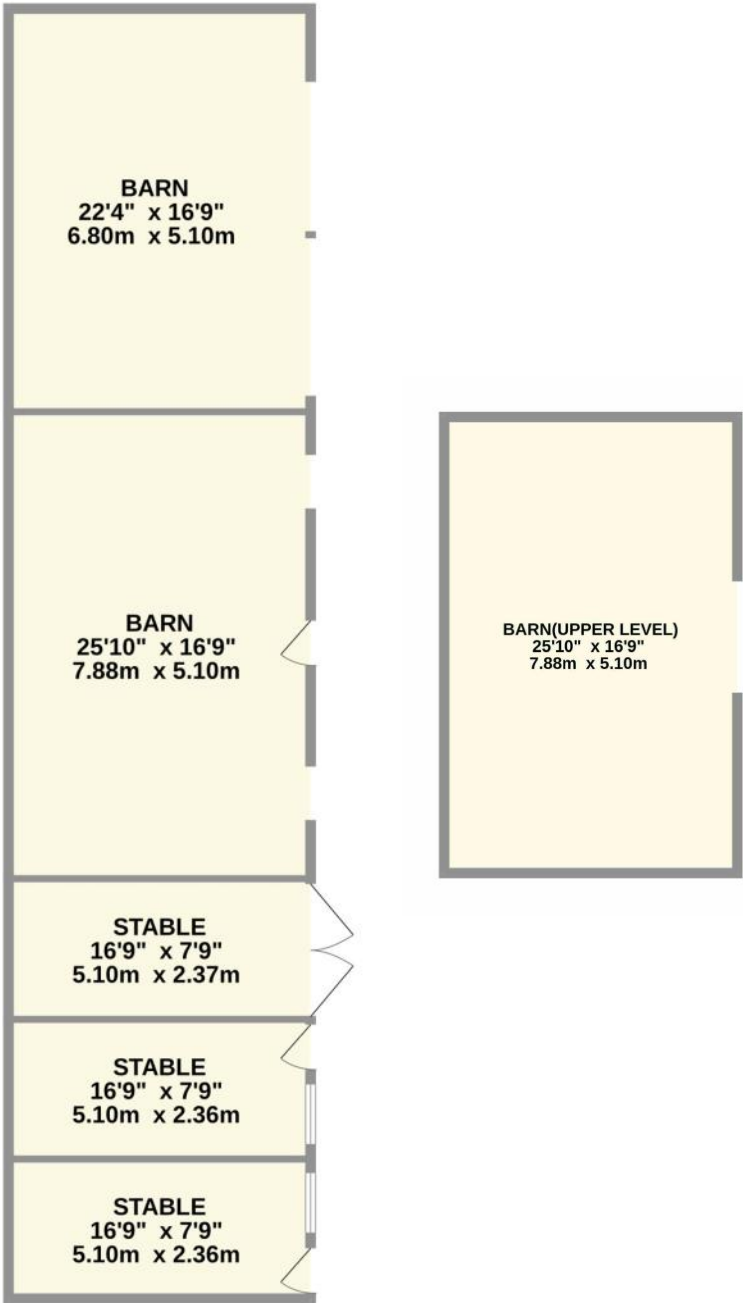
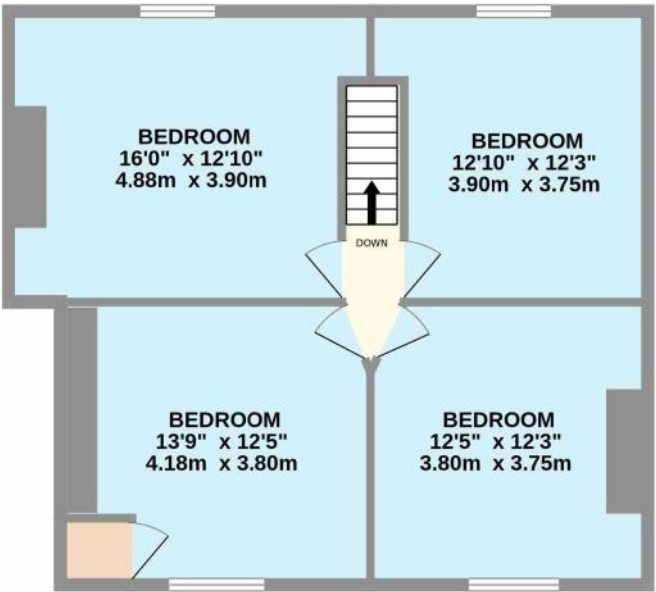
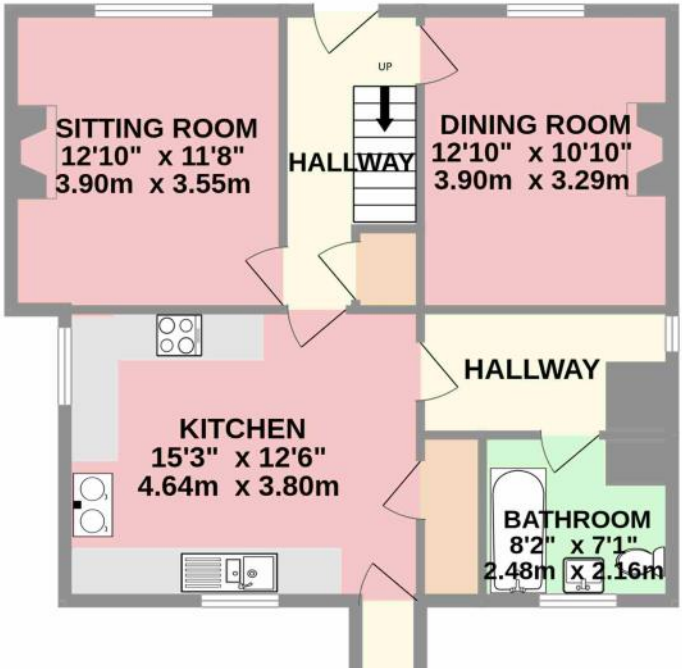
**Gardens** ~ There is a small garden to the front and side of the cottage, which is currently overgrown.





Higher Troswell ~ Floor Plan (274.5 sqm/2955 sqft)

Not to scale and for identification purposes only.





**Outbuildings** ~ The buildings are conveniently located around a yard area to the rear of the cottage and comprise the following;

- **Stone & Slate Linhay** - Open fronted single storey barn.
- **Stone & Slate Barn** - Two storey which may have some development potential, subject to gaining the necessary planning consent.
- **Former Shippon** - Single storey, concrete block construction.
- Steel portal frame **General Purpose Building** with **Lean-to Store**
- Steel portal frame **Cattle Shed** with feed barrier.
- To the rear of here is an open fronted **Pole Barn** (in poor repair)
- Concrete Block **Workshop/Loose House**

**Land** ~ The land with Lot 1, can be found to the north and south of the farmstead and comprises approximately **6.85 acres ( 2.77 hectares)** of mainly level or gently sloping pasture paddocks with natural hedge bank boundaries. Please refer to plan enclosed.

## Other Information

**Local Authority** - Cornwall Council, Truro.

**Council Tax** ~ Band A

**Energy Performance Certificate** ~ Rated F [23].

**Services** ~ **Farmhouse** = Mains water and mains electricity are connected. Private foul drainage.

**Outbuildings** = Mains water and mains electricity are connected.

**Land** = There are NO services connected to Lots 1 & 2 however they may be in the vicinity. We recommend prospective buyers to make their own enquiries as to connection and cost of same. Lot 3 has mains and natural water supply.

## Lot 2 ~ (Coloured purple on the plan)

**Approximately 5.64 acres of pasture land**

**Auction Guide Price £50,000**

This lot is located to the north east of Lot 1 and is accessed via a stone track (right of way) and extends to approximately **5.64 acres (2.29 hectares)**.

It is divided into two handy sized enclosures which are level/gently sloping and all down to permanent pasture. Natural hedge banks form the boundaries.

## Lot 3 ~ (Coloured orange on the plan)

**Approximately 15.87 acres**

**Auction Guide Price £145,000**

Found to the south of Lot 1, and benefiting from parish road access, this land totals **15.87 acres (6.43 ha)** and comprises two similar sized enclosures. It is level/gently sloping and all down to permanent pasture with natural hedge bank boundaries.

## Directions

**Postcode** = PL15 8NA

**What3words** = LOT 1: ///sheets.trickster.villa

LOT 2: ///incisions.client.archives

LOT 3:///fighters.fussy.prep

## Viewings

**Strictly by appointment only.**

## Contact Us

Please call Kivells Farms & Land Department.

Phone: **01409 259547** or Email: **farms@kivells.com**.

## Disclaimer

Kivells, their clients, and any joint agents give notice that 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. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, 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 Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches

## Auction Information

**Venue & Date** ~ The auction will be held at Lifton Strawberry Fields, Lifton, Devon PL16 0DH on **Wednesday 2nd September 2026** at 7pm. Buyers are advised to attend by 6.30pm to register.

**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.

**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.

**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.

**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.

**Solicitor** ~ Ben Mitchell, Parnalls Solicitors, Launceston.

**Auction Pack** ~ An auction pack for this property will be available to download from [www.kivells.com/properties-for-auction](http://www.kivells.com/properties-for-auction). This is usually available about two weeks prior to the auction date.

**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.

**Tenure** ~ Freehold.

**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.

**Land Plans** ~ The plans included are for identification purposes only and not to scale.

**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.

**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.

