

Kemlyn

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Kemlyn, Hicks Mill

Bissoe, Truro, Cornwall, TR4 8RD

Truro - 6 miles Falmouth - 6.5 miles Perranporth 10 miles

A 'once in a lifetime' opportunity to purchase a hugely versatile and flexible arrangement, ideal for those seeking a home/ work setup.

- Large Detached House
- Chain Free Sale
- Multiple Outbuildings
- Live/ Work Oportunity
- Council Tax - B & D
- Arranged As Two Accommodations
- Substancial Workshop
- Approximately 0.8 Acre
- EPC - C & D
- Freehold

Guide Price £900,000

Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | truro@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

DESCRIPTION

For sale due to retirement, Kemlyn is a beautifully modernised and kept, family scale detached home set within a generous plot in the sought-after rural hamlet of Bissoe, offering an excellent opportunity for those seeking a home with notable business or commercial potential. The property combines comfortable residential accommodation arranged with flexibility in mind as two separate and self contained configurations with an impressive range of substantial outbuildings and workshop space, making it particularly well suited to a variety of business uses, storage, trade operations or those requiring extensive workspace.

A key feature of the property is the large steel-framed and block-built workshop unit which is held on a separate title deed to the property, complemented by additional garaging and a caravan store, providing a multitude of useful working and storage space. The buildings benefit from power, lighting, roller shutter access and concrete floors, with ample internal height in the main unit, making them suitable for a range of commercial, mechanical, storage or trade-related activities (subject to any necessary consents).

The enclosed grounds provide extensive parking and hardstanding, allowing easy access for larger vehicles, trailers, boats or equipment. The layout and scale of the site offer flexibility for those wishing to operate a business from home while retaining clear separation between the residential and working areas.

Kemlyn represents a rare opportunity to acquire a property that successfully combines roomy residential living with substantial workspace in a convenient rural location within easy reach of Truro, Falmouth and the wider road network.

LOCATION

Located within the rural hamlet of Bissoe, Kemlyn enjoys a peaceful setting on the edge of the highly sought-after village of Perranwell Station, ideally positioned between Truro and Falmouth. The village offers an excellent range of amenities including a shop and post office, church, well-regarded primary school, public house, cricket and football clubs, a modern village hall, and both bus and branch line rail services.

The surrounding area provides excellent opportunities for walking and cycling, with the Bissoe Trail close by and there are some fantastic cafe's nearby along the trail which are popular with walkers, cyclists and runners linking Devoran to Portreath on the north coast. The creeks of the River Fal and Mylor Yacht Harbour, with deep-water moorings, are also just a short drive away. Nearby Carnon Downs offers additional everyday facilities including a shop, post office, butcher, dentist and doctors' surgery.

The dramatic north Cornish coastline and popular surfing beaches are easily accessible, while the towns of Truro and Falmouth provide a wide range of shopping, schooling, cultural and medical facilities, as well as a mainline rail connection to London Paddington. Cornwall Airport Newquay, approximately 24 miles away, offers a range of year-round domestic and international flights.













SERVICES

Mains electricity and water are connected. Oil fired central heating.
Septic tank.
Broadband: Superfast up to 52 Mbps (Ofcom).
Mobile phone: 02, EE, Three and Vodaphone are likely (Ofcom).
Flood Risk - Very Low.
Conservation Area - No.
Satellite and Fibre - Sky and BT are available (Ofcom).
Council Tax Band - B & D. EPC - C & D.

OUTSIDE

The property occupies a large enclosed garden plot of just over 3/4 of an acre offering potential for numerous uses. Within the grounds are a number of useful outbuildings including a substantial steel-framed and block-built workshop with inspection pit, wc, high roller door, power and good lighting. In addition, there is a block-built double garage also with an inspection pit, a detached timber single garage, a further large caravan store with electric roller door. A timber office/cabin with power and lighting also provides useful workspace.

Furthermore, the property benefits from extensive tarmac and hardstanding parking offering ample space for vehicles, trailers, boats and similar plus comfortable manoeuvring space for larger vehicles and plant.

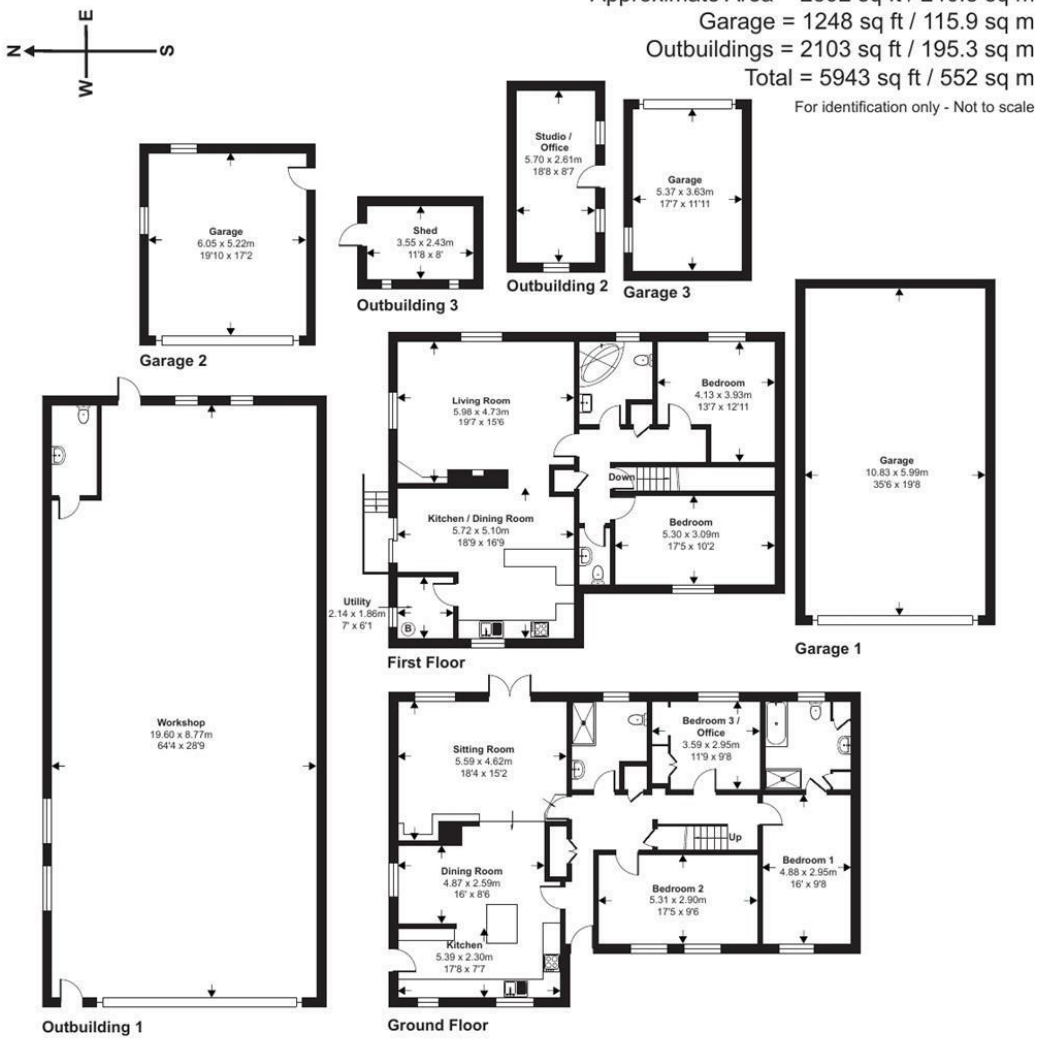
VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

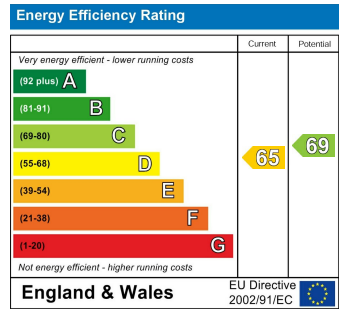
DIRECTIONS

From our offices in Lemon Street, Truro proceed south towards the Trafalgar Roundabout and take the exit onto the A39 signposted for Falmouth. Continue along the A39 passing through Playing Place until reaching the Norway Inn roundabout. Take the first exit onto the B3292 towards Perranwell Station and continue along this road for approximately 1.5 miles following the signs towards Bissoe, turning left where indicated, and continue into the hamlet. Proceed along the lane where the property can be found on the right hand side.

Approximate Area = 2592 sq ft / 240.8 sq m
Garage = 1248 sq ft / 115.9 sq m
Outbuildings = 2103 sq ft / 195.3 sq m
Total = 5943 sq ft / 552 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1424779



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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