



Lean Farmhouse, St. Martin

Guide Price £750,000



Heather & Lay
The local property experts

Lean Farmhouse

St. Martin, Helston

A Historic Cornish Longhouse in an unspoilt setting and 0.65-acre garden set just 1/3rd of a mile from the Helford River.

THE PROPERTY AND A LITTLE HISTORY

Lean Farmhouse has been a happy and much-loved home to its current owners since retiring here 25 years ago. This is a very special property with origins likely dating back to the 1400s. Until 1915 the property was always part of the Trelowarren Estate, when it was sold to the Richards who had been tenant farmers at Lean for five generations, as far back as 1775. In 1901, the 'new' Farmhouse, Trelean was built next door. The 'old' farmhouse remained thatched until the middle thirties, falling into disuse before being bought in 1994 and restored and converted over several years, by the previous owner. Lean Farmhouse has much character and is lovely to look at with its rendered and exposed stone elevations under a natural slate roof. Originally built to house people and livestock in a shared building, Lean Farmhouse has an interesting single-storey arrangement of accommodation with staircases and a second storey at each end. This provides comfortable, beautifully kept and presented, 3 bedroom accommodation, together with separate bath and shower rooms plus a cloakroom/WC. 'Living' space comprises a 23' kitchen/dining room, a main sitting room and a second 'quiet' sitting room. An oil-fired boiler fuels radiator central heating and hot water supply, windows are UPVC double glazed and there is good cupboard storage space throughout. The property is reached along a country lane, about 1 mile from St. Martin in Meneage village. Granite posts and a gate lead onto the 100m long sweeping driveway with lawn and shrub and tree lined boundaries, leading to the parking area and property. The garden is a delight here, landscaped, large and richly stocked with shrubs, plants and small trees to provide a restful, natural environment to enjoy.



Lean Farmhouse

THE LOCATION

Lean Farmhouse sits in an 'Area of Outstanding Natural Beauty' (AONB) set within 0.65-acre gardens and grounds just a third of a mile from the Helford River. The location is wonderfully unspoilt and under developed, lying close to and in between Frenchman's Creek, made famous by Daphne Du Maurier's novel of the same name, and Tremayne Quay, built by Sir Richard Vyvyan of Treloarwarren in 1847, anticipating a visit from Queen Victoria, which didn't transpire. The Helford River and its seven creeks and tributaries is a fantastic place, also designated as a 'Special Area of Conservation' and 'Site of Special Scientific Interest' where, with the National Trust, all work together to protect and monitor the area. For those wishing to get out and enjoy the water, the opportunities are boundless. Swinging moorings are available on the river and at Gillian Creek and St Anthony, and there are some great waterside places to eat and drink, such as The Shipwrights Arms, Ferryboat Inn, Helford River Sailing Club and one of our favourites, Port Navas Yacht Club. Whilst the surroundings here are lovely, Lean Farmhouse is accessible too, just 3 miles from Mannaccan Primary School and 5 miles from Helston Market Town, with its variety of shopping, and schooling facilities and cottage hospital. Clost to home, just a few minutes' drive away, is the village of St. Martin in Meneage home of the famous Gear Farm Pasty and Gwella Dairy Ice Cream.

- Historic Detached Cornish Longhouse
- Set in 0.65 acre garden and grounds
- Flexible 3 bedrooms accommodation
- Sitting room with stove
- 23' kitchen/dining room
- Separate bath and shower room plus cloakroom.
- Lovely setting - 1/3rd mile from the river
- Much parking space



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Lead double glazed, wooden panel effect door to.....

ENTRANCE PORCH

Radiator. Cupboard housing electric tripping switches and pump fuses. Step and passage up to the sitting room. Solid oak door to.....

CLOAKROOM/WC

Obscure double glazed window to front. Window shelf. White button flush WC, hand basin with cupboard beneath. Radiator. Partial wall tiling.

SITTING ROOM 21' 8" x 10' 2" (6.60m x 3.10m)

Recessed double glazed windows to front and back. Fireplace housing a propane gas fired Yeoman log and coal effect fire, set on a slate hearth with brick surround and timber mantle. Double glazed door into the front garden. TV and power points. Radiator. Pendant and wall lights. Gentle steps lead up through an oak door to the quiet lounge, at one end of the sitting room, and at the other end to split levels; downstairs to the kitchen/dining room and up an oak staircase to bedroom one, shower room/WC en suite and the airing/boiler cupboard. Oak and glazed screen and gentle steps down to the.....

KITCHEN/DINING ROOM 23' 3" x 12' 4" (7.09m x 3.76m) and with a 6' (1.83m) high spotlit ceiling. Double glazed windows to back and front and a double glazed door to the front, out onto the terrace and garden. A generous, social 'open plan' room with defined kitchen and dining areas. The kitchen units in white panel effect with stainless steel handles and roll top work surfaces incorporating a breakfast bar. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Space for cooker (currently a propane fired double oven and grill with extractor hood over. Ceramic wall tiling to part wall. Integrated dishwasher. Wine cooler. Exposed pine panelling to dado shelf height. Radiator.







FIRST FLOOR SPLIT LEVEL

From the sitting room oak stairs and rail to the short landing. Door to airing/boiler cupboard, to bedroom one and the en suite.

BEDROOM ONE 12' x 11' 5" (3.66m x 3.48m) plus entrance.

A lovely triple aspect beamed ceiling room with twin double glazed recessed windows to side, double glazed windows to front with seat and double glazed French window to the rear. Built-in wardrobe and cupboard space. Radiator.

EN SUITE SHOWER ROOM 9' 0" x 4' 0" (2.74m x 1.22m)

Recessed obscure double glazed window to front. White three piece suite comprising button flush WC, oversized walk-in tiled shower cubicle with rain and flexible spray, hand basin. Chrome heated towel radiator.

BOILER/AIRING CUPBOARD 9' 1" x 4' 3" (2.77m x 1.30m)

Housing the oil-fired 'Worcester' boiler fueling radiator central heating and hot water supply. Electric immersion. Shelving. Power and light.

GROUND FLOOR TO THE

QUIET LOUNGE

Recessed high and low level double glazed windows to front and double glazed door to rear. Cupboard housing electric tripping switches. Under stair and walk-in store cupboard. Staircase to first floor. Access to bedroom two and bath shower room.

BEDROOM TWO 12' 9" x 8' 10" (3.89m x 2.69m)

First measurement to face of built-in wardrobe and cupboard space. Built-in chest of drawers and dressing table with oak shelf. Recessed double glazed window to rear. Radiator.

BATH/SHOWER ROOM 10' 5" x 4' 10" (3.18m x 1.47m)

Recessed white four piece suite comprising Keyhole Jacuzzi Bath with Mood Light, electric 'Mira' shower over and curved glass screen, a WC, hand basin and bidet. Radiator.









FIRST FLOOR

From the quiet lounge, a turning staircase with double glazed window to rear, up to bedroom three and attic room.

BEDROOM THREE 16' 0" x 8' 0" (4.88m x 2.44m)

Double glazed window to end. Eave recesses. Hand basin. Radiator.

ATTIC ROOM

Excellent walk-in boarded storage with good head height. 9' 10" (3m) x about 7' (2.13m) with further space beyond roof trusses. Study recess, desk, storage & light.

GARDEN

Lean Farmhouse lies in a very special spot and garden 0.65 acres in size. From the approach Lane, twin granite posts and a timber gate onto a sweeping 100m long driveway flanked one side by an expanse of lawn with mature shrub and tree borders, the other side, a grass verge and shrub hedge adjoining farmland. The drive culminates in a parking and turning area, from where wide gentle paved and lit steps lead down to the terrace and lawned front garden and to the entrance. Lean Farmhouse's garden is a delight, having been established, landscaped and nurtured over many years to create a wonderfully peaceful environment to enjoy. All is enclosed and private with several sheltered terraces, especially that reached from the kitchen and dining room. A pathway leads around the house, onto the lawn with choice shrubs including a bay and camellia growing in front of the house. The delightful side garden is home to the solar potting shed and a lovely large summerhouse with its verandah, power and light. All is mature and richly stocked, wending around to the rear lawned garden bordered by shrubs and trees and adjoining countryside, camelia screened oil tank.



OLD DAIRY/UTILITY 7' 8" x 5' 7" (2.34m x 1.7m) Space and plumbing for washing machine. Space for white goods. Filtration and pump components for the private water supply. Power and light. Adjoining useful store.

SUMMER HOUSE 12' 5" x 10' (3.78m x 3.05m) Verandah. Power and light. Electric heater.

SOLAR POTTING SHED

TWO TIMBER SHEDS Propane gas connection point. Camellia screened oil tank.

SERVICES

Private borehole water supply - tested and serviced April 2024.

Private drainage system - Septic tank.

Oil-fired 'Worcester' boiler fuelling radiator central heating and hot water supply.

Propane gas fuelled stove and cooker.

Broadband fibre to premises.

Mains electricity.

Council Tax band: D

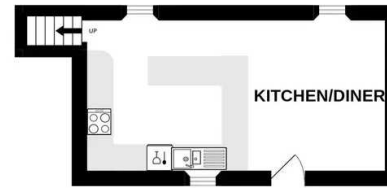
Tenure: Freehold

EPC Energy Efficiency Rating: E

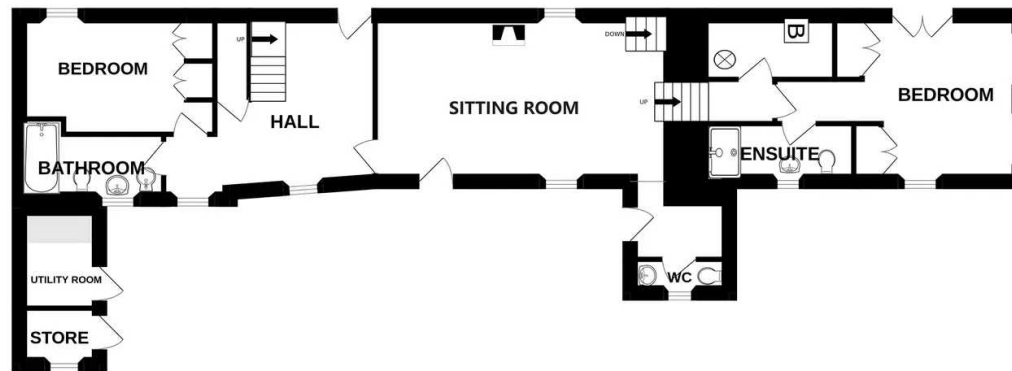
DIRECTIONS

From Helston, proceed along the B3083 Culdrose Road where, at the roundabout take the first exit onto the B3293 signed to St Keverne & Gweek. Continue for 1.3 miles, taking the 2nd exit at the next roundabout on to Higher Lane. Continue for 2.8 miles, crossing over a bridge at the head of a creek, until reaching St Martin Village. Turn left, signed Mudgeon and continue for approximately 1 mile, over the crossroads, signed Mudgeon Farm (and no through road). Continue for approximately 0.3 miles where at the fir trees, is the entrance and gate to Lean Farmhouse - You have arrived.

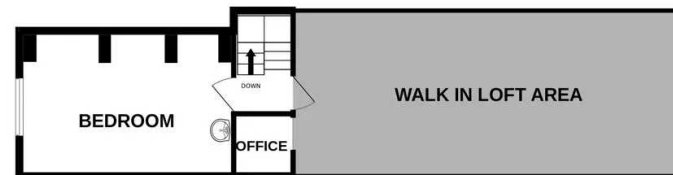
GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
1037 sq.ft. (96.4 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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