



The Grange, Higher Tregarne Farm

Guide Price £850,000



Heather & Lay
The local property experts

The Grange, Higher Tregarne Farm, Mawnan Smith

- Inspired barn conversion completed in 2018
- Delightful rural farmstead setting
- 2300²ft of flexible, characterful accommodation
- 5 Bedrooms, 3 bath/shower rooms
- Fantastic 33' x 23' triple aspect living room
- Social, beamed, high ceiling, slate floor family kitchen
- Lovely South facing garden
- Double garage & much parking space

THE PROPERTY

The Grange has been sensitively converted and created by an artistic, talented couple as their home in which to live. The former, likely 1840's historic barn here was of a rare size and quality and its transformation has been a 'labour of love', adapting, designing and sourcing wonderful reclaimed materials to create a very special barn conversion with soul. This is definitely not a conventional or speculative build. There is an immense charm here and parts are of a rustic nature, but for those who 'get it', this is a fantastic chance. 'Living' space is memorable with the old bull pen forming a wonderful, social family kitchen and dining room with its high ceiling, exposed trusses and natural slate floor. From here a turning staircase leads up to a magnificent 33' x 23' triple aspect living room with 12' ceiling height and old timber floorboards, from where a stable door and gentle steps lead down to the South facing garden. Space is flexible with five bedrooms and a study, three bath/shower/ rooms plus a utility. Outside space at The Grange provides loads of parking and a double garage, together with a gently landscaped and delightful South facing garden with areas of lawn, granite cobble and slate terraces and pathways.





THE LOCATION

Higher Tregarne Farm is an enclave of five individual homes in a wonderful spot, set in natural Cornish countryside just 1.6 miles from Mawnan Smith village. It is designated part of an Area of Outstanding Natural Beauty, near the shores of the Helford River and to the South West Coastal Path, with access to further sandy beaches at Durgan, Swanpool and Falmouth. The Helford River, one of the most beautiful estuaries on Cornwall's south coast, provides glorious scenery, sheltered waters and moorings for boats with easy access to the open sea and Falmouth Bay. Mawnan Smith is a much sought after village situated about 6 miles south of Falmouth and 15 miles from Truro. The village has good local facilities which include a primary school, 14th century church, The Red Lion pub as well as a cafe and a village shop plus a small mixture of individual shops, set around 'The Square', whilst "The Old Smithy", with resident blacksmith, shows local arts and crafts. It is a delightful village with an active community and residents of all ages. Falmouth has an excellent and diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Falmouth is consistently ranked as one of the top five places to live in the UK.

MAWNAN SMITH - 1.6 MILES

HELFORD RIVER - 4.6 MILES

FALMOUTH - 5 MILES

TRURO - 12 MILES





ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

The likely 'everyday' entrance to The Grange, from the parking area at the rear: a double glazed and painted wooden door into.....

KITCHEN

17' x 15' (5.18m x 4.57m) with wonderful 13' (3.96m) high beamed ceiling, three skylights plus double glazed windows and doors back and front flooding light. This is a sociable and special room with its natural slate floor, whitewashed stone walls and non-conventional handmade base cupboards and drawers with solid wood and marble worktops, a large porcelain butler sink, mixer tap and rivened marble drainer. Dishwasher and space for a fridge freezer. Built-in under stair cupboard. Range dual fuel cooker, (gas hob and electric ovens). Electric heater. Open shelves, pendant lights. Double glazed door into the garden. Two gentle slate steps down to the hallway. Turning staircase up to the.....

FIRST FLOOR LIVING ROOM

33' x 23' (10.06m x 7.01m) and 12' (3.66m) ceiling height. A fantastic, impressively large yet homely triple aspect living room with exposed wooden floorboards. Two sets of double glazed shuttered windows front and back plus a picture window to the side with far reaching countryside views. French doors to a Juliette balcony at the rear and a wide stable door and gentle wide steps South out to the front garden. Slate corner hearth ready for a stove if required. Electric heaters.

Back to the ground floor, two slate steps from the kitchen down into the.....

HALLWAY

32' 6" x 6' 3" (9.91m x 1.91m)

Charming with its slate floor, rendered and old wood panelled walls, spotlit ceiling and handmade old timber panelled doors, leading to two bedrooms and the study and to the en suite annexe bedroom. Access to the front entrance with wet room and utility room off. Step up and wide entrance to.....





INNER HALLWAY

Leading to two further bedrooms and the family bathroom.

STUDY

13' 2" x 6' 10" (4.01m x 2.08m) reducing to 4' 8" (1.42m) Slate floor. Double glazed doors and side pane to rear. Shelved and spotlit.

BEDROOM ONE

13' 2" (4.01m) increasing to 15' 6" (4.72m) Double glazed door and side panels to rear. Exposed wooden floorboards. Spotlit ceiling. Electric heater.

BEDROOM TWO

13' 2" x 11' 8" (4.01m x 3.56m) Double glazed door and side pane to rear. Exposed wooden floorboards. Spotlit ceiling. Electric heater.

ANNEXE

High ceiling and skylight. Fitted handmade base cupboards, polished granite work tops, porcelain sink and mixer tap. Slate floor. Wooden door to bathroom and.....

BEDROOM THREE 13' 2" x 12' 0" (4.01m x 3.66m)

High skylit ceiling. Door to rear. Exposed wooden floorboards. Electric heater.

BATHROOM 7' 2" x 7' 0" (2.18m x 2.13m)

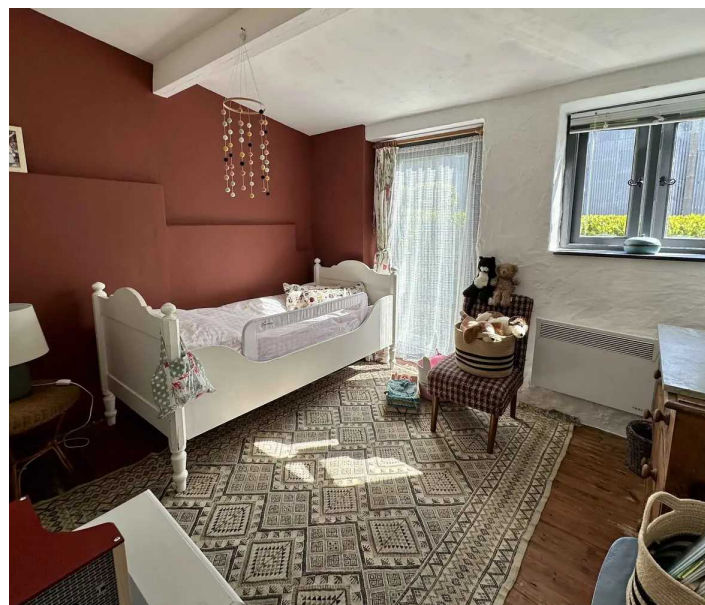
White shower end bath, button flush WC, pedestal wash hand basin. Radiator and chrome towel rail.

INNER HALLWAY

Doors to bedroom four, five and family bathroom.

BEDROOM FOUR 10' 4" x 5' 7" (3.15m x 1.70m)

Double glazed window and door to garden. Walk-in cupboard. Electric heater.





FAMILY BATHROOM

8' 10" x 5' 7" (2.69m x 1.70m)

Double glazed window to front. Marble floor. Tiled to part wall. White three piece suite comprising button flush WC, deep centre fill bath with shower mixer, hand basin with cupboard beneath. Double glazed window to front.

Steps down to

BEDROOM FIVE

12' 10" x 10' 10" (3.91m x 3.30m)

Double glazed window to terrace and garden. Glass brick window to end. Electric heater.

FRONT ENTRANCE

Slate floor, door into the garden. Handmade wooden doors to wet room and.....

UTILITY ROOM

9' 0" x 5' 0" (2.74m x 1.52m)

Window to front. Stainless steel sink with cupboard beneath. Cupboard housing hot water tank with electric immersion heater.

WET ROOM

9' 0" x 4' 0" (2.74m x 1.22m)

Rendered and tiled, shower, WC and hand basin.







OUTSIDE

The grange is accessed off the country road with right of way down the Higher Tregarne Farm approach lane, from where a galvanised gate leads to the property's private courtyard with parking space for many vehicles. The driveway continues through another gate and around to the front of the property, culminating at the

DOUBLE GARAGE 18' 6" x 17' 3" (5.64m x 5.26m) Twin opening doors.

FRONT GARDEN Facing South, the garden is a delight, accessed from the front entrance, kitchen, two bedrooms and via a stable door, down gentle steps from the first floor living room. An inspired space with areas of lawn, granite, slate and paved terracing, all enclosed by shrub hedging and loosely arranged in three inspired interconnecting areas.

As well as the considerable parking space within the courtyard, a gate leads to a gated inner courtyard beside the kitchen. Propane gas connection.

Council Tax band: F

Tenure: Freehold

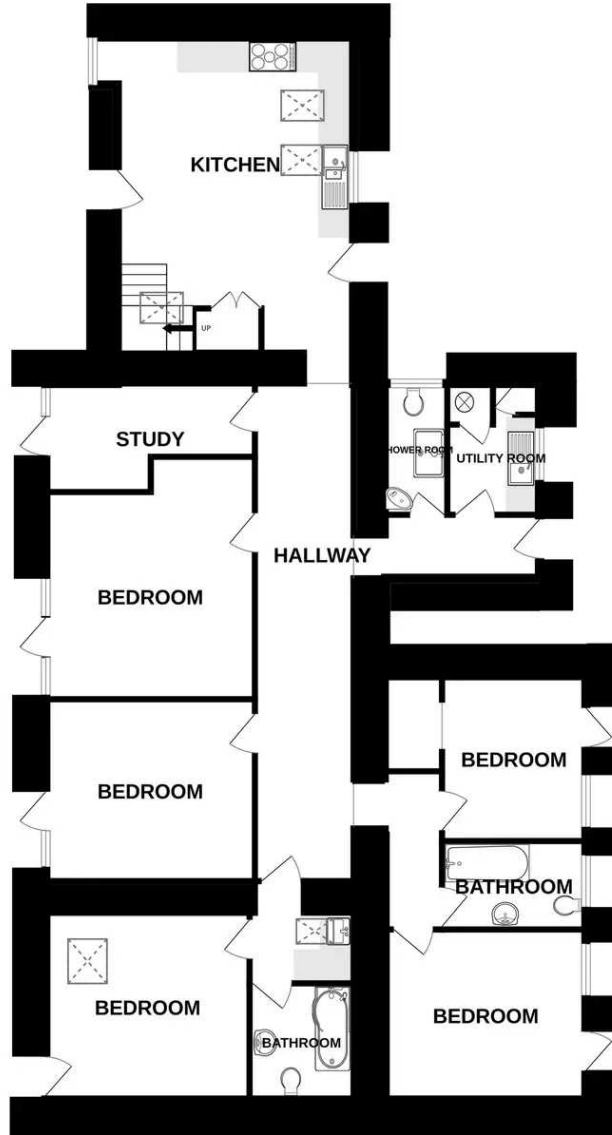
EPC Energy Efficiency Rating: E

Services: Mains electricity & water, bottled gas & shared septic tank

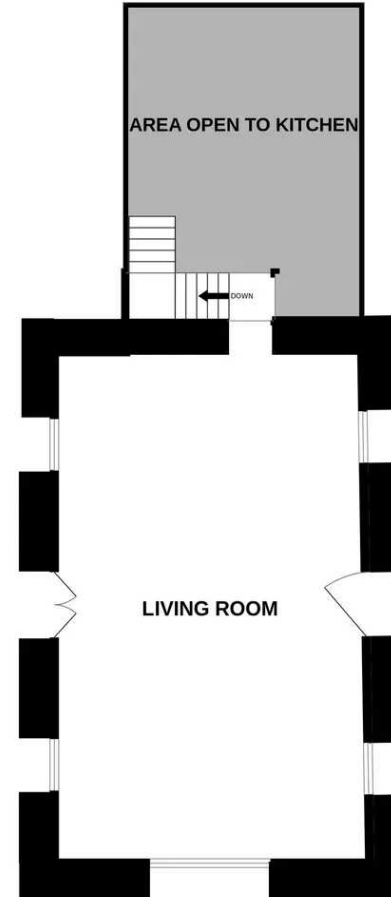
DIRECTIONS From The Square in Mawnan Smith village, take the road sign posted Budock Water, passing the 'Village Shop' on the left hand side. Travel along Penwarne Road and take the second turning left (opposite the splayed entrance to Penwarne House). Continue for about half a mile where the turning to Higher Tregarne Farm is on the right. Take this little lane and near the bottom bear around to the left hand side and into the drive for The Grange.



GROUND FLOOR
1656 sq.ft. (153.8 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 2341 sq.ft. (217.5 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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