



Tremearne, Bone Valley,
Heamoor, Penzance, Cornwall,



Marshall's

ESTATE AGENTS







TREMEARNE, BONE VALLEY, HEAMOOR, PENZANCE, CORNWALL, TR20 8UJ

GUIDE PRICE £1,250,000 FREEHOLD

- * FOUR BEDROOMS * DRESSING ROOM * FAMILY ROOM * MUSIC ROOM * DINING ROOM ***
- * KITCHEN/MORNING ROOM * STUDY * MANY PERIOD FEATURES ***
- * THREE EN SUITE BEDROOMS * OIL FIRED CENTRAL HEATING ***
- * FAMILY BATHROOM * WASH ROOM * UTILITY ROOM * GROUND FLOOR SHOWER ROOM ***
- * GOOD DECORATIVE ORDER * IDEAL FAMILY HOME * SOUGHT AFTER LOCATION ***
- * OUTSIDE: THE PROPERTY STANDS IN APPROXIMATELY 2.5 ACRES OF GROUNDS***
- * LANDSCAPED COTTAGE STYLE GARDEN AREA * WILD GARDEN AREA ***
- * NATURAL TERRACE WITH GRANITE BARBECUE * GAMES LAWN WITH TREEHOUSE ***
- * DETACHED STUDIO ARRANGED FOR POTTERY * DETACHED ORANGERY ***
- * KITCHEN GARDEN * TWO PADDOCKS (ONE WITH STABLE BLOCK WITH 2 LOOSE BOXES) ***
- * WORKSHOP * PARKING AREA * SMALL WOODLAND ***
- * SURROUNDED BY OPEN COUNTRYSIDE * EXCELLENT OPPORTUNITY ***
- * VIEWING RECOMMENDED * EPC = TBC * COUNCIL TAX BAND = G ***

An exceptional four bedroom detached farmhouse which has been sympathetically renovated over recent years retaining character throughout, little or no expense has been spared in creating a truly wonderful country home set in approximately two and a half acres with landscaped cottage style gardens and adjoining paddock.

Tremearne Farmhouse is located within a quiet hamlet on the outskirts of Penzance, being surrounded by open countryside and only a short distance from most amenities. The property has well proportioned living accommodation which has been extended in recent years to provide a fabulous kitchen/morning room, which overlooks the cottage style gardens.

The layout of the property is special in itself with three reception rooms, along with fitted kitchen opening into the morning room. To the first floor there are four bedrooms, three of which have en suite facilities, plus a family bathroom and washroom. There is also a dressing room to the first floor and the majority of the rooms overlook the south facing gardens and countryside beyond.

The grounds are a particularly attractive feature, with cottage style country gardens to the front of the property, meandering through to a wild garden, which leads to a natural terrace with a barbecue and seating area. This then leads to a games lawn with treehouse and garden shed. To the side of the property is an impressive detached orangery, which is double aspect, with access directly onto the kitchen garden, with 8 raised beds and steps leading to a detached studio, which is currently used as a pottery again with lovely views across surrounding countryside.

There are two paddock areas, one with a detached stable block with two loose boxes, a Haybarn and Tack room. To the rear of the property there is a further paddock of approximately 1.5 acres with access to open countryside. From the stables there is a pathway leading to the side of the property, which has access to a natural woodland area along with parking and turning area.

Tremearne is a sought after area only a short drive to the main town of Penzance, which has a good array of shops and direct rail line to London Paddington. The village of Heamoore is close by with local store and access to local schools. The town of St Ives, with the famous Tate gallery is only a 20 minutes drive away and Porthcurno, with the Minack Theatre, is within short driving distance. Due to the demand for properties such as this we recommend an early appointment.

ENTRANCE HALL: Quarry tiled floor, original arch, impressive mural which runs up the side of the staircase, created by the St Ives School of Art.

MUSIC ROOM: 14' 0" x 13' 10" (4.27m x 4.22m) Period cast iron fireplace with carved surround set on a slate hearth, flanked by shelved recesses, wall frieze, picture rail, exposed floorboards, wall lights, two radiators, sliding sash window overlooking gardens.

FAMILY ROOM: 14' 4" x 12' 5" maximum (4.37m x 3.78m) Impressive marble fireplace with cast iron inset and slate hearth, shelved recess to one side, engineered oak flooring, understairs storage cupboard, window seat overlooking gardens, two radiators, stained glass door to:

STUDY: 14' 0" x 7' 9" (4.27m x 2.36m) Built in cupboard, window to rear, two radiators.

DINING ROOM: 17' 2" x 14' 1" (5.23m x 4.29m) Impressive granite inglenook fireplace with quarry tiled hearth, engineered oak flooring, window seat overlooking gardens, radiator.

UTILITY ROOM: 10' 1" x 8' 0" (3.07m x 2.44m) Belfast sink with cupboards below, base units, solid wood worksurfaces, Esse oil fired range serving domestic hot water and central heating, engineered oak flooring. Door to:

SHOWER ROOM: White suite comprising double size shower cubicle with chrome fittings and glazed door, pedestal wash hand basin, low level WC, engineered oak flooring, fully tiled walls.

KITCHEN: 12' 9" x 9' 7" (3.89m x 2.92m) Inset Belfast sink with cupboards below, extensive range of bespoke wall and base units, solid wood worksurfaces, integrated dishwasher and fridge, free standing 7 ring Smeg range cooker with matching stainless steel hob over, high pitch ceiling with two Velux windows and circular porthole, engineered oak flooring, opening to:

MORNING ROOM: 15' 3" x 9' 8" (4.65m x 2.95m) Double aspect room with lovely views over cottage style gardens, ceramic multi fuel stove set on a slate hearth, engineered oak flooring, picture ceiling with central beam, double casement doors to garden, single door to front gravelled terrace.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Impressive mural by St Ives School of art.

BEDROOM ONE: 14' 0" x 11' 7" (4.27m x 3.53m) Period cast iron fireplace with carved surround, exposed floorboards, window seat overlooking gardens, range of built in wardrobes, two radiators.

EN SUITE BATHROOM: White suite comprising double ended roll top bath set on ball and claw feet, pedestal wash hand basin, engineered oak flooring, impressive mural to ceiling, panelling to dado rail height, radiator.

BEDROOM TWO: 14' 5" x 9' 9" (4.39m x 2.97m) Window seat overlooking gardens, picture rail, shelved recess, radiator.

EN SUITE SHOWER ROOM: White suite comprising double size shower cubicle with chrome fittings and glazed door, pedestal wash hand basin, chrome towel rail.

DRESSING ROOM: 7' 4" x 6' 0" (2.24m x 1.83m) Window overlooking gardens, radiator.

BATHROOM: White suite comprising double ended roll top bath set on chrome feet, chrome mixer shower attachment, pedestal wash hand basin, low level WC, panelling to dado rail height, engineered oak flooring, shelved recess, radiator.

INNER HALLWAY: Second staircase down to dining room.

BEDROOM THREE: 14' 6" x 11' 0" (4.42m x 3.35m) Window seat overlooking gardens, built in airing cupboard housing pressurised hot water cylinder, radiator.

EN SUITE SHOWER ROOM: White suite comprising double size shower cubicle being fully tiled with chrome fittings and glazed door, pedestal wash hand basin, engineered oak flooring, chrome towel rail.

BEDROOM FOUR: 11' 5" x 5' 7" (3.48m x 1.70m) Window to rear, radiator.

WASHROOM: White suite comprising low level WC, wash hand basin, panelling to dado rail height, engineered oak flooring.

OUTSIDE: The property stands in lovely landscaped cottage style gardens being of a southerly aspect with an abundance of well stocked flower borders. The gardens have two symmetrical lawned areas with gravelled pathway leading to front door, wrought iron gate leading to a wild garden, which then leads to a natural terrace with granite barbecue sheltered by mature trees and shrubs opening onto a games lawn with access to treehouse and garden shed. Within the grounds is a:

DETACHED ORANGERY: 20' 9" x 10' 6" (6.32m x 3.20m) Double aspect with views over the gardens, exposed A frame, ceramic multi fuel stove, door leading to:

KITCHEN GARDEN: 8 raised beds, surrounded by gravelled pathway and shrubs which create a good degree of privacy. From the end of the kitchen garden there are steps up to:

WHITE ELEPHANT STUDIO: 17' 0" x 13' 5" (5.18m x 4.09m) Veranda overlooking the kitchen garden, power and light, three phase electricity, Belfast sink with brass fittings, exposed beams and floorboards, door to paddock. The studio has been built without nails or screws with natural materials and dowl fixings.

Behind the studio is a paddock with access to:

STABLE BLOCK: Comprising of two loose boxes, both approximately 11" 6' x 11" 6', with electric light and Tack room 20" X 20" 6' and Haybarn 14" x 11" with double doors.

The paddock to the side of the stable block then leads into further paddock which is approximately 1.5 acres. From the stables there is a pathway passing the drying field to the log store and gravelled area to the front of the property which has access to:

WORKSHOP/UTILITY: 13' 6" x 9' 7" (4.11m x 2.92m) Ideal for a variety of uses, subject to any necessary planning permissions, exposed A frames, window overlooking gardens.

There is a parking area at the end of the approach lane, which has steps to a public footpath, which then gains access to a woodland area, which belongs to the farmhouse.

SERVICES: Mains water, electricity and private drainage.

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a slate roof.

DIRECTIONS: Via "What3Words" app: ///closer.owls.libraries From Penzance proceed into the village of Heamoor, proceed past the Sportsman's public house and up the hill, at the crossroads, take the turning right. Follow this road for approximately 400 yards and take the next turning left to Bone Valley. Proceed for approximately half a mile and you will come to a turning into your right hand side to Tremearne. Turn right here and follow the lane up to the top and you will come to the property on your right hand side.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
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Hayle
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Lettings
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