



ROHRS & ROWE



Cosawes Barton
Ponsanooth
Cornwall
TR3 7EJ

- Gorgeous mini estate
- Set between Truro and Falmouth
- Spacious 3392 sq ft main residence
- Broad reception hallway
- Gorgeous sitting room
- Good sized dining room
- Generous kitchen
- Breakfast room with full height vaulted ceiling
- Mezzanine study area
- Wonderful master suite
- 3 further bedrooms
- Stylish family bathroom
- 3 letting cottages
- All '5 Star, Gold Award' rated with 3 bedrooms
- 2 Bedroom cottage for updating
- Approx 12 acres of grounds
- Additional land available
- EPC E (Main House)
- Council Tax Band F (Main House)



ROHRS & ROWE



STUNNING MINI ESTATE NESTLED IN 12 ACRES OF BEAUTIFUL GROUNDS, WITH A SPACIOUS MAIN RESIDENCE, THREE 5 STAR, GOLD AWARD LETTING COTTAGES ALONG WITH OUTBUILDINGS AND A FURTHER COTTAGE FOR UPDATING. ALL SET CONVENIENTLY BETWEEN TRURO AND FALMOUTH.



PROPERTY

Cosawes Barton really is a gem of a property, with mention of inhabitation even noted in the Domesday book of 1086. The property is set in the most idyllic setting on the edge of the village of Ponsanooth and located in a very advantageous position between Truro and Falmouth and allowing easy access to St. Agnes and Godrevy on the North Coast.

The grounds are simply stunning and it is the setting and privacy that make this residence so special. This is a fundamental part of why the letting elements of the property have been so successful and the 3 wonderful holiday lets have achieved their '5 Star, Gold Award' status. The expansive gardens and grounds are just magical and make the perfect backdrop for special days, hence Cosawes Barton's popularity as a wedding venue.

The main residence is a very charming and elegant property that faces into the grounds and away from the cottages, providing it with a great deal of privacy. Entering into the house there is a wonderful feeling of calm with the broad entrance hallway drawing you in. The generous sitting room and dining room are set on either side of the hall and offer very comfortable accommodation with their respective open fire and wood burning stove. Just beyond is the kitchen with its central island and to one side is a wonderful breakfast room, which is vaulted to the ceiling and features a large mezzanine that makes the perfect space for a study area. The staircase leads from the hallway to a wide landing area. The master suite is just gorgeous with views to the grounds and there are 3 further lovely bedrooms to enjoy with a very stylish bathroom to support them.





Cosawes Barton, Ponsanooth, Truro, TR3 7EJ

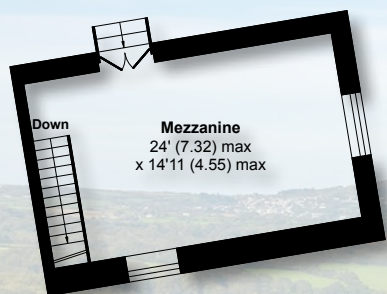
Approximate Area = 3391 sq ft / 315 sq m (includes utility)

Cosawes Barton Cottage = 753 sq ft / 70 sq m

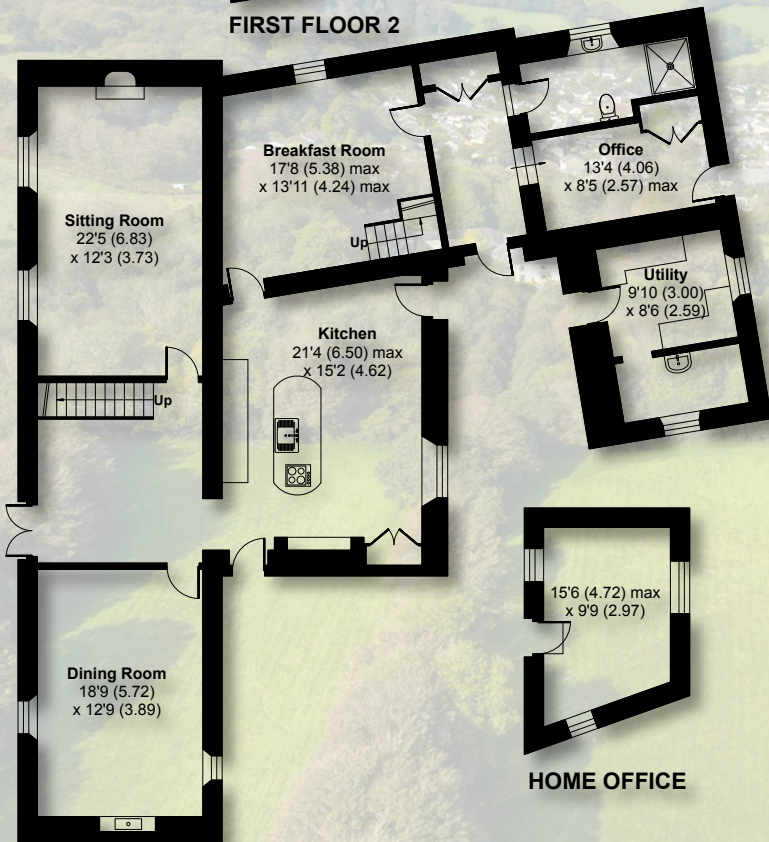
Home Office = 135 sq ft / 12.5 sq m

Total = 4279 sq ft / 397.5 sq m

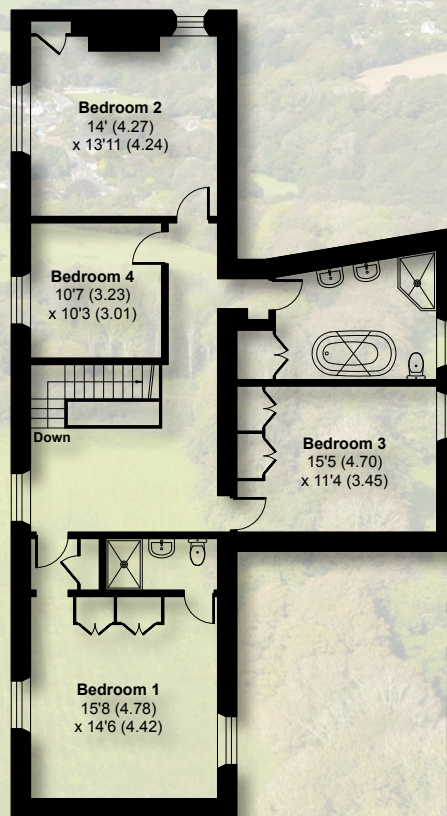
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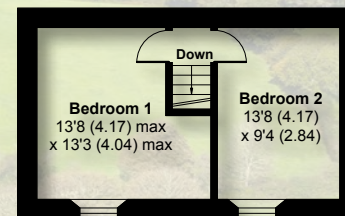
FIRST FLOOR 2



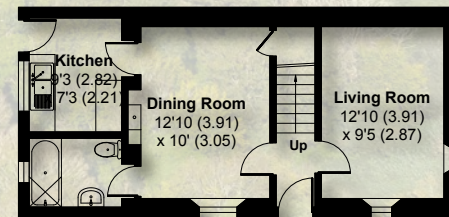
GROUND FLOOR



FIRST FLOOR 1



COSAWES BARTON COTTAGE FIRST FLOOR



COSAWES BARTON COTTAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Rohrs and Rowe. REF: 1079068



Cosawes Barton Cottage

Main Residence

Tremayne Barn

Office

Carvosso Mill

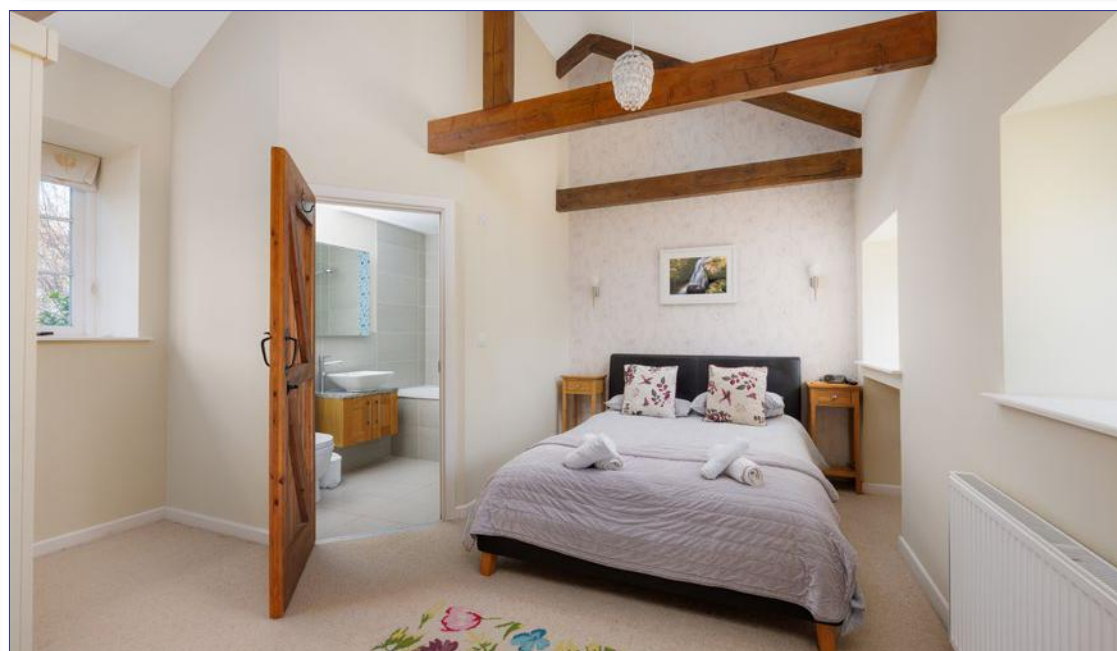
The Linhay



THE LINHAY

This charming single storey barn conversion offers a spacious open plan living area and 3 attractive bedrooms (one ensuite) and a further family bathroom, along with access out to its own area of garden.

- EPC C



CARVOSSO MILL

Offering an accessible open plan living / dining room, a kitchen area, three bedrooms with 1 en suite, along with a wet room and its own garden.

- EPC C



TREMAYNE BARN

This barn conversion has reverse accommodation set over two floors, with one en suite bedroom, two further bedrooms and a family bathroom on the ground floor. Upstairs there is a kitchen / dining room and a separate sitting room. Access to the garden is across the driveway.

- EPC C



COSAWES BARTON COTTAGE



COURTYARD WITH GARAGE & GAMES ROOM



COSAWES BARTON COTTAGE

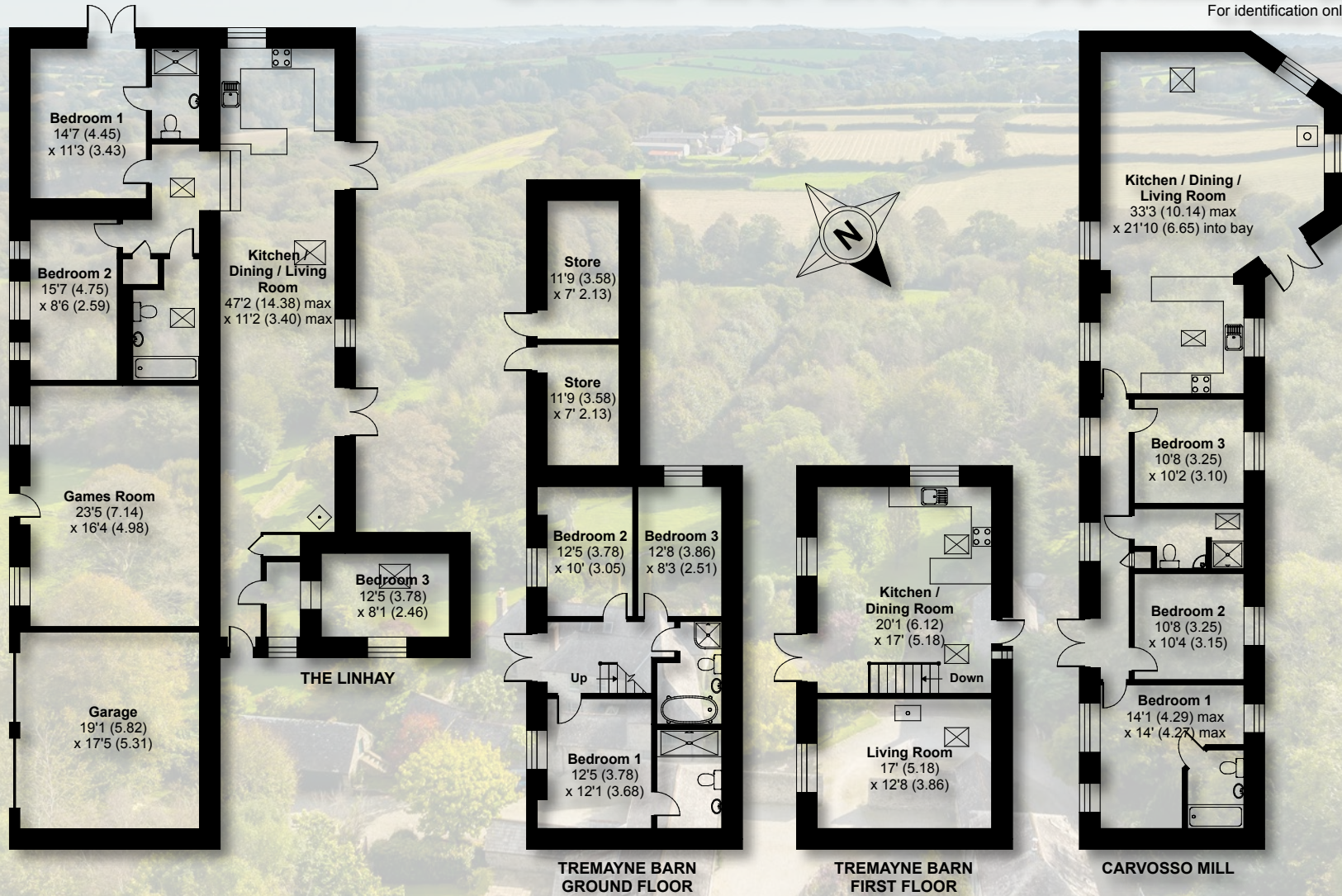
The cottage is a very attractive property that has previously been let for 10 years. With some updating it could offer a use as either another letting cottage, or it would be perfect as multi-generational living accommodation for extended family.

- EPC E

'5 Star, Gold Award' Letting Cottages, Cosawes Barton

Approximate Area = 3982 sq ft / 369.9 sq m (includes garage & excludes stores & games room)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Rohrs and Rowe. REF: 1050454

LOCATION

The property is conveniently located on the edge of the village of Ponsanooth, which offers a range of local services including a shop, a pub and a school. Just a short drive away, access is provided to Restronguet Creek at Devoran which is popular with all manner of water sports enthusiasts, for sailing, kayaking and paddle boarding. The picture perfect Pandora Inn at Mylor is also a highly favoured stop off point for people on a fine summers evening. Mylor Harbour offers excellent boating facilities and access to the renowned sailing waters of the Carrick Roads, enabling trips across the wonderful Falmouth Bay to St Mawes, or access to the Helford River. Falmouth is four miles away and offers a fantastic range of interesting shops, restaurants and bars as well as wonderful sandy beaches and further boating opportunities. Truro offers county leading schooling with both private and state options available.

DISTANCES

Ponsanooth 0.3 Mile • Falmouth: 4 Miles • Mylor Harbour 5 Miles • Truro: 7 Miles • Helford River at Helford Passage: 7.8 Miles • St. Mawes: 12 Miles (via ferry) • St Agnes: 12 Miles • Newquay Airport: 26







Main House Services: Mains water, electricity & gas. Private Drainage. Gas fired central heating. Oil fired Aga.

Agents Note: The property is not a listed building

Directions: What3Words - ///food.standard.dries

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ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

