



ROHRS & ROWE

Higher Poldown
Farmhouse
Crowntown
Helston
Cornwall
TR13 0FB

- Gorgeous victorian Farmhouse
- Beautifully renovated and extended
- Grand entrance hall
- Generous kitchen 23'9" x 15'11"
- Sitting room with French doors opening to garden
- Dining room
- Beautiful orangery to garden
- Exceptionally luxurious 29'6 x 20'3 master bedroom suite
- 3 further bedrooms
- Family Bathroom
- Beautifully landscaped gardens of circa 2 acres
- Far reaching countryside views
- Double Garage & outbuildings
- EPC D
- Council Tax Band E



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A large, two-story Victorian farmhouse with a prominent tree in the foreground. The house is constructed of light-colored stone and features a central bay window with a decorative pediment. A large, mature tree with a thick trunk and dense green foliage stands in the center of the lawn, partially obscuring the house. The property is surrounded by a well-maintained green lawn and a low stone wall. The sky is clear and blue.

A SPACIOUS AND EXCEPTIONALLY PRESENTED VICTORIAN FARMHOUSE WITH FAR REACHING COUNTRYSIDE VIEWS AND BEAUTIFUL, PRIVATE GARDENS OF CIRCA 2 ACRES





PROPERTY

Located at the end of a lane, Higher Poldown Farmhouse sits in a wonderful position, affording excellent countryside views from the house and its beautifully kept gardens. The property itself is presented immaculately, with numerous quality finishes throughout, combining its period features with modern adaptations. Upon entering the beautiful open reception hall with a galleried landing, to the right is the spacious, light, and modern kitchen, complete with flagstone floors, providing a wonderful space for entertaining. Adjacent to the kitchen is a stunning garden room with views across the countryside and doors providing access to the outside and wonderful country vistas.

Set to the side of the broad reception hall are the very generous dining room and sitting rooms. These two spaces flow incredibly well, and the floor-to-ceiling glazing creates a lovely bright and airy atmosphere. There is an open fireplace and wood-burner as well as French doors leading into the garden, creating another excellent space for entertaining. Upstairs, the 29'6 x 20'3 master bedroom suite is the star of the show, with its vaulted ceiling, exposed beams, and bay window making for an extremely grand room. The en suite bathroom is also of a very generous size, as is the dressing room situated adjacent. There are three further attractive bedrooms and a family bathroom on this level for family or guests. Outside, the gardens and grounds are particularly special. Private, meticulously presented, and extending to approximately 2 acres, there are many well-established plants, shrubs, and trees that provide numerous spots to barbecue, enjoy the sun, and take in the countryside views. To the front, there is also a useful detached garage along with parking for 4+ cars.







LOCATION

Set in beautiful countryside, Higher Poldown Farmhouse is situated only a short drive from the South Coast, making it a superb location from which to enjoy and explore the area. Porthleven, Praa Sands and a number of other intimate coves and beaches are within easy reach, as are beaches on the North Coast, such as Gwithian and Godrevy. For those who love their sailing, the Helford River is accessible at Gweek, just 6 miles away, offering wonderful days out on the water. For all day-to-day needs, close at hand is the historic town of Helston, which is well-served by three supermarkets and has a number of restaurants and bars.

DISTANCES

Helston: 3 Miles • Porthleven: 4 Miles • Praa Sands: 5.5 Miles • Gweek : 6 Miles • Gwithian: 9 Miles • Godrevy: 10 Miles • Falmouth:14 Miles • Truro: 18 Miles





Crowntown, Helston, TR13 0FB

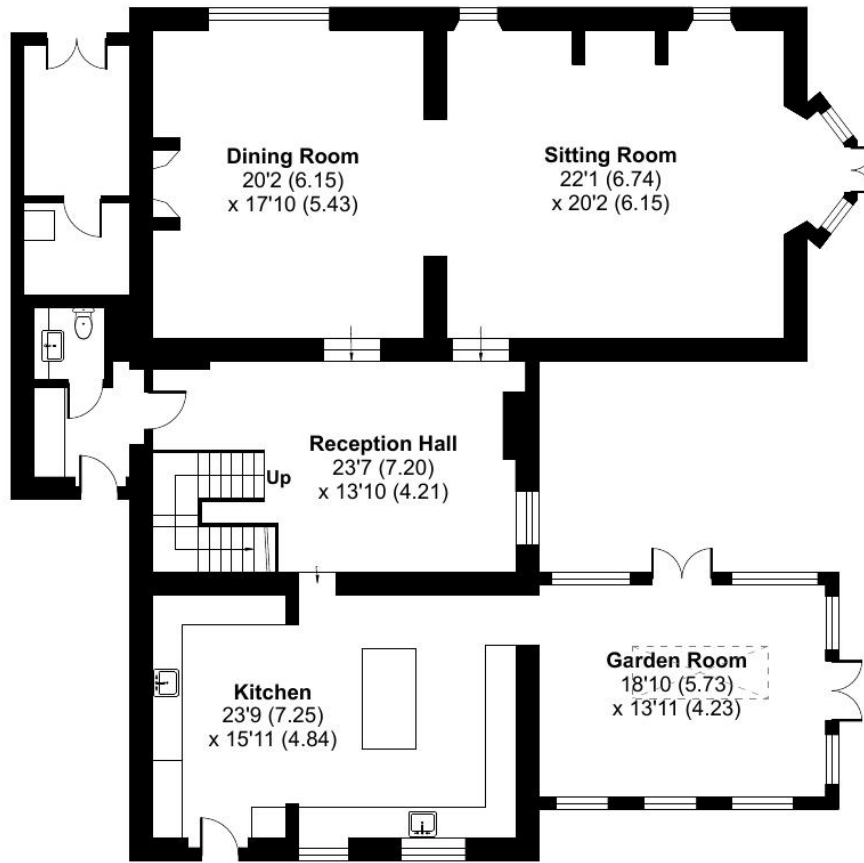
Approximate Area = 3523 sq ft / 327.2 sq m (excludes void)

Garage = 300 sq ft / 27.8 sq m

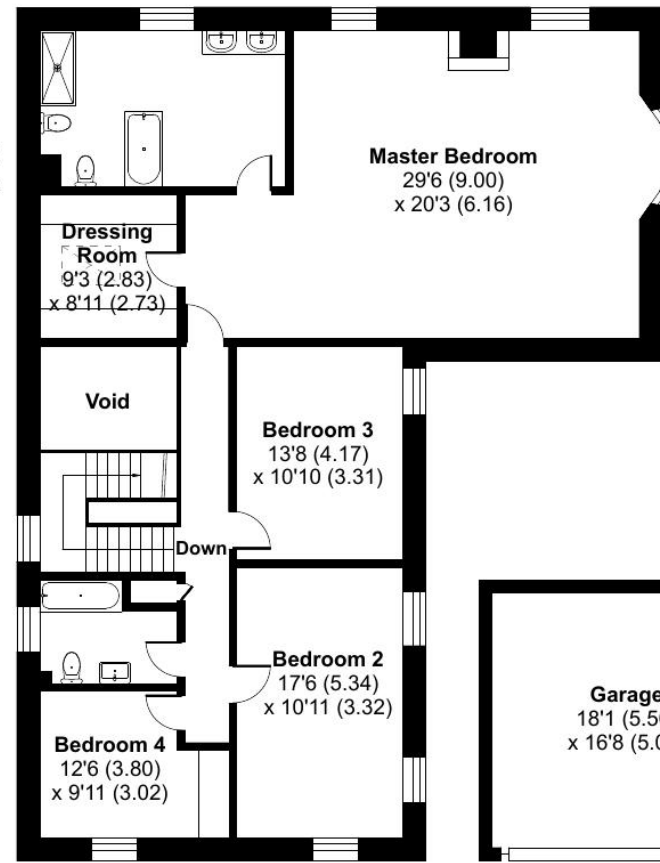
Outbuildings = 329 sq ft / 30.5 sq m

Total = 4152 sq ft / 385.5 sq m

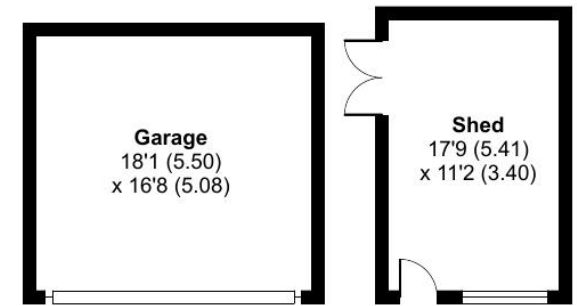
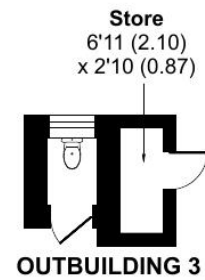
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Rohrs and Rowe. REF: 1133595



Services: Mains water & electricity. Private drainage. Oil fired central heating

Directions: What3words: aviators.landings.shuffle

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