

TREVASCUS FARM
CORNWALL

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CUNLIFFE

Trevascus Farm, Gorran PL26 6ND

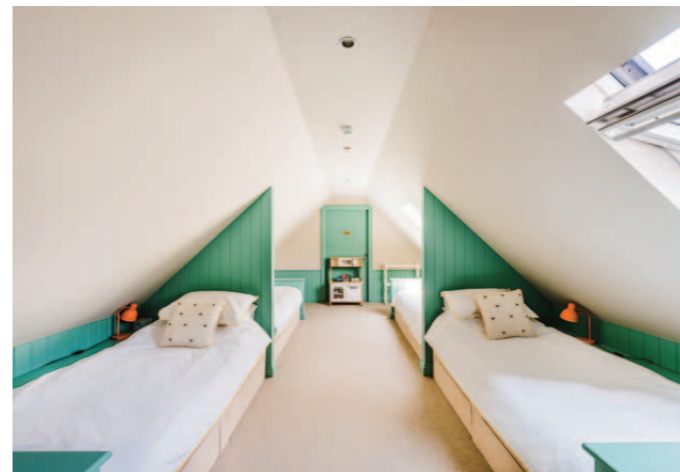
An exquisite period country house with breathtaking interiors, accompanied by a range of traditional barns and outbuildings. Enveloped in 26 acres of private gardens and pasture in a glorious rural position, the house is just over a 3 mile drive from the coast.

- Large open plan kitchen/dining room
- 3 further reception rooms
- 5 double bedrooms (3 en-suite)
- 4 bathrooms
- Range of traditional stone barns & outbuildings
- Views across rolling countryside & out to sea
- Excellent eco credentials including both solar and ground source heat pump
- Set in 26 acres of gardens and pasture
- EPC - C
- 6,726 sqft











SETTING THE SCENE

Trevascus Farm is situated in an idyllic rural setting only a few miles from some of the most spectacular stretches of the Roseland coastline and enjoys superb views, privacy and seclusion being set well back from the road away from any immediate neighbours. The approach is over a private driveway leading to the farmhouse and outbuildings.

The property is conveniently placed for easy access to a number of picturesque coastal villages, harbours and beaches in the area and is only a few minutes drive from the famous Lost Gardens of Heligan and stunning Caerhays Castle with its magnificent gardens and collection of magnolias.

There are good local services and facilities in the area. St. Austell with its recently regenerated town centre is 9 miles distant and has a number of national supermarkets, stores, local shops, schools and college etc. The City of Truro is 13 miles distant and is the administrative centre of Cornwall with extensive health, leisure, retail, education and business services.

HISTORY

Trevascus Farm dates to pre-Tudor times where Trevascus Manor was the home to the influential Slade family, however the manor house was replaced by a farmstead in the 17th century. In more recent times the council took ownership of it and it had 3 generations of farming by the same family until it was bought in 2017 and renovated into a spectacular family home by the current owners.

THE TOUR

At the end of a quiet country lane, in the most beautiful bucolic setting, lies Trevascus Farm; an exceptional period country house set in a little over 26 acres. Wonderfully peaceful and entirely private, the house is surrounded by open fields and has gentle views down towards Caerhays Estate and Veryan Bay. Painstakingly restored and designed to an unparalleled standard, the property unfolds over some 5,700 sq ft across two storeys and five bedrooms.

A series of beautiful and airy living spaces create an impressive architectural vista, drawing the eye through each room toward the grand entrances and windows that frame the rolling countryside beyond. With light-filled rooms of incredible proportions, intricate detailing and beautiful bespoke joinery, fixtures and fittings, there is a sense of timelessness, quality and craftsmanship, and more intangibly, an atmosphere of calm, that resonates throughout.

As part of the extensive renovations undertaken by the current owners, a substantial two-storey extension was built to the west of the existing farmhouse that over doubles the original footprint. With consultation from Koha Architects, the house is now an exemplary example of sustainable design and as well as using natural building techniques along with local and reclaimed materials from the grounds, renewable energy has been cleverly incorporated to make the home as close to off-grid as possible.

STEP OUTSIDE

The farmstead is approached over a sweeping private drive flanked by mature trees. Gardens and pasture completely envelope the house and outbuildings, making for a truly idyllic rural home. A spectacular secluded setting, the land offers endless potential and immense lifestyle appeal, whilst being just a 3 mile drive to many beautiful beaches across Cornwall's South Coast.

Immediately surrounding the house there are lawns, drifts of wildflowers and a carefully planted orchard. To the front is a large terrace, lined with lavender and nepeta, offering far-reaching views across rolling fields and out to Veryan Bay – the perfect spot to while away the summer evenings.

A rarity these days, the house is complimented by a wonderful collection of unconverted farm outbuildings, including a substantial "U" shape range of traditional stone and unlisted barns gathered around a traditional courtyard, a workshop, log store, large garage and various modern farm buildings.

SERVICES

Mains electricity supplemented with a 12Kw PV field, a private water borehole, private drainage and fibre optic broadband & three phase power. Ground source heat pump and underfloor heating.

DISTANCES (All distances approximate)

Gorran Churchtown 3 miles, Porthluney Cove 3.5 miles, St Austell (main line) 9 miles, Truro 14 miles, Newquay airport 20 miles

DIRECTIONS

Travelling east along the main Truro to St Austell Road (A390) take the first right after Grampond, signposted to Tregony. After 1/2 mile, take right hand turn signposted to Carwinnick and stay on B3287 until you reach a junction, turn left signposted to Portholland and

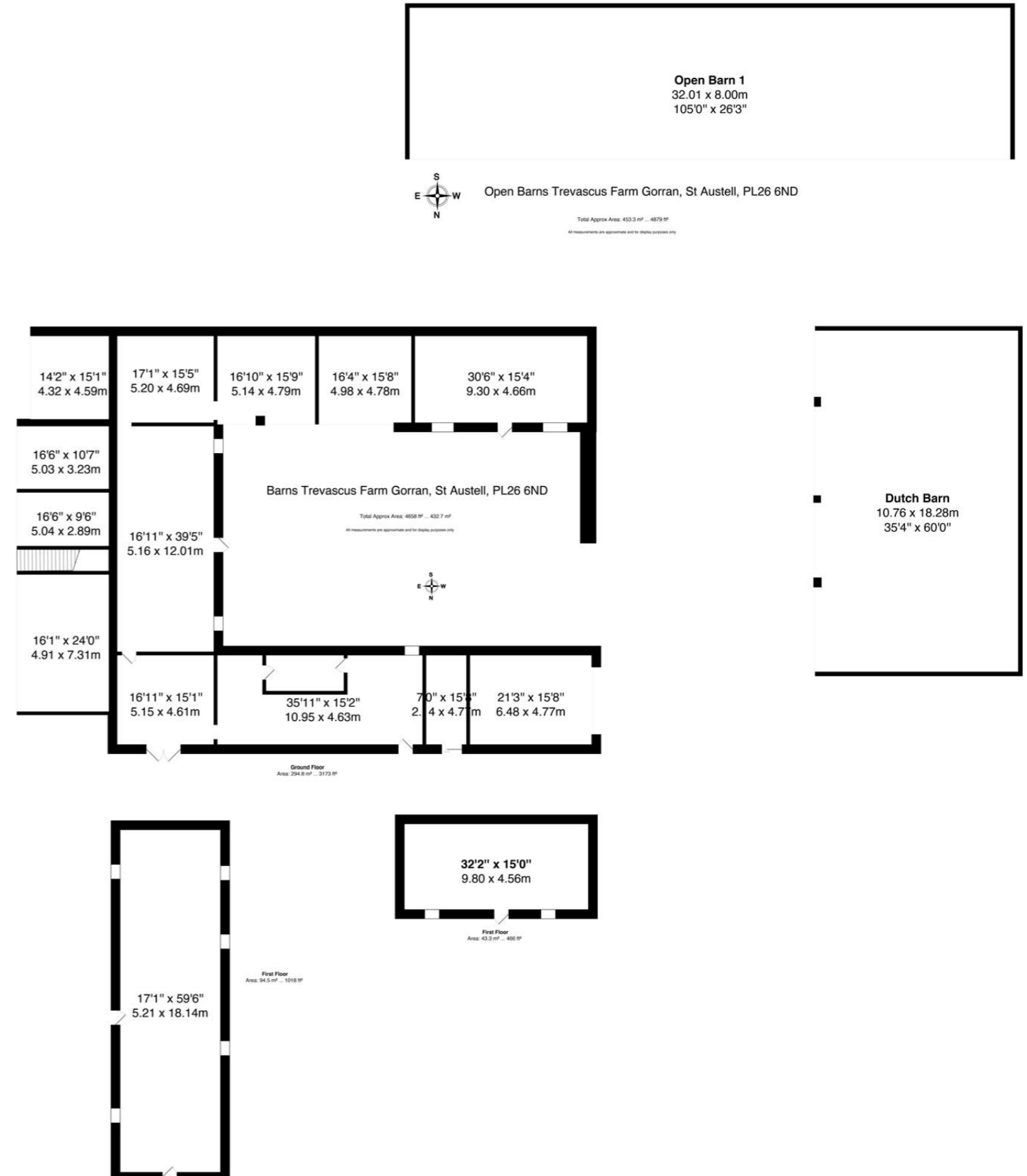
Caerhays. Keep on that road until you see a turning for St Ewe and Polmassick, and then travel along until you come to a left hand turn signposted to Tubbs Mill & Veryan. Travel down this road for about 0.2 of a mile, and you will see the entrance to Trevascus Farm on your left.

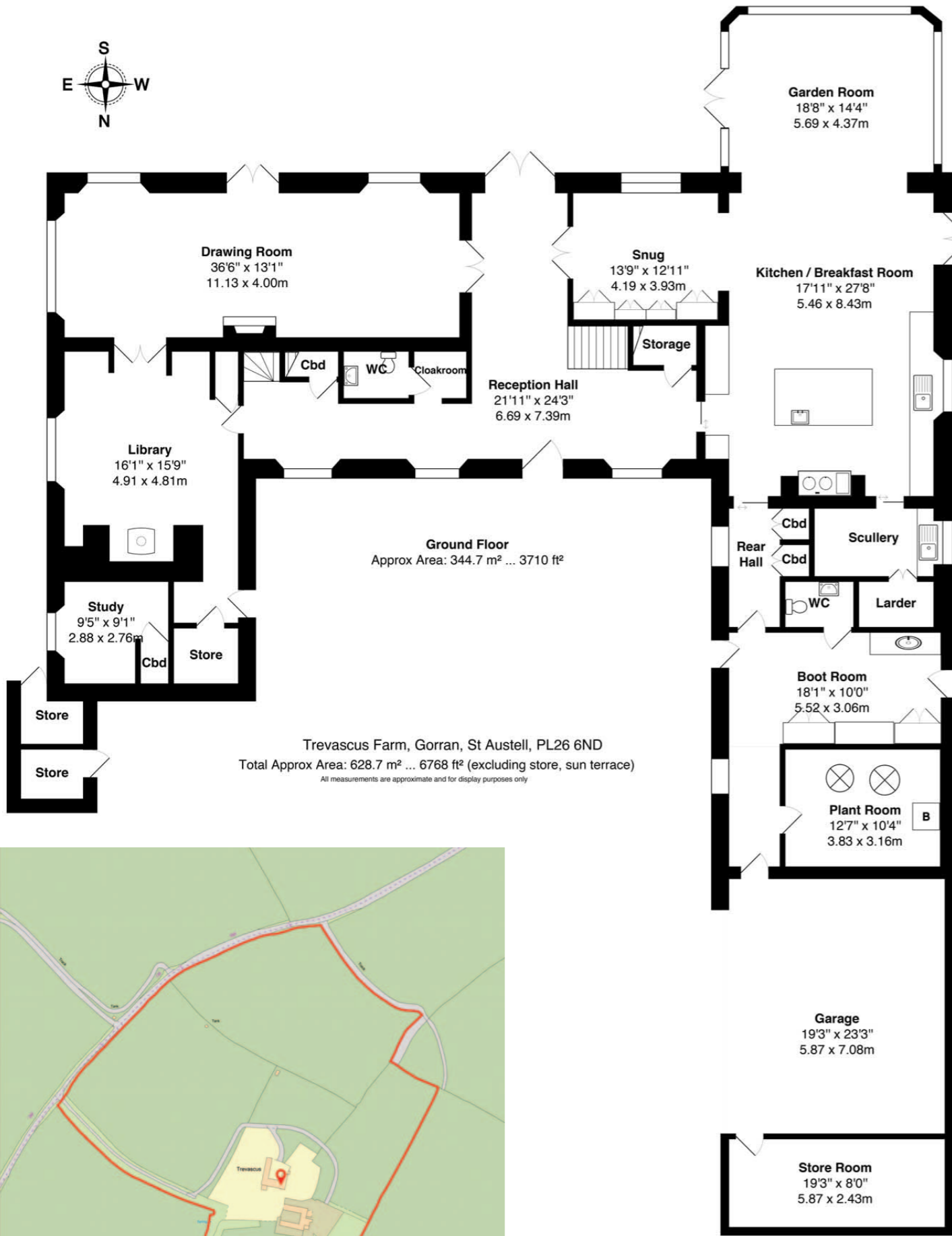
WHAT3WORDS LOCATION

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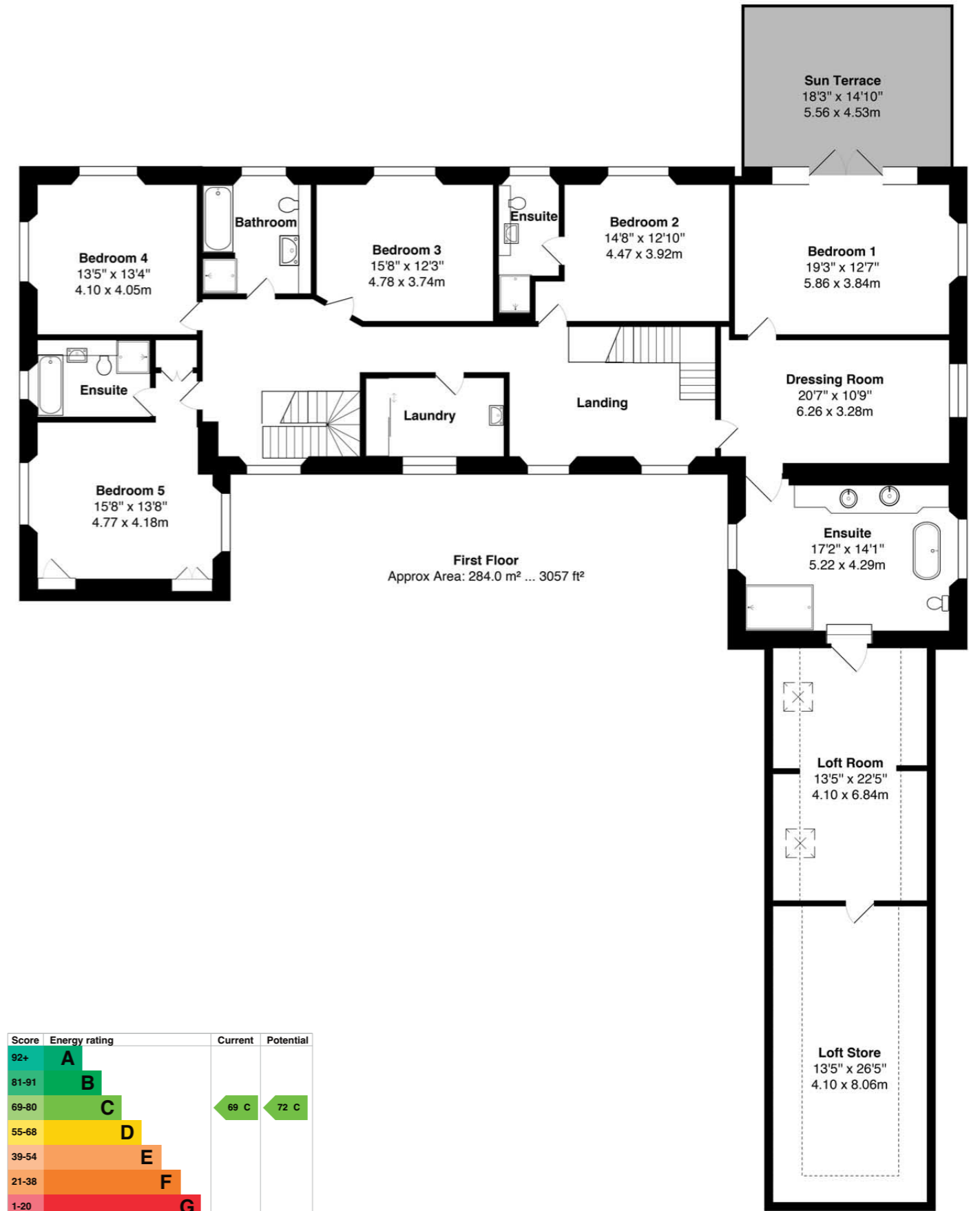
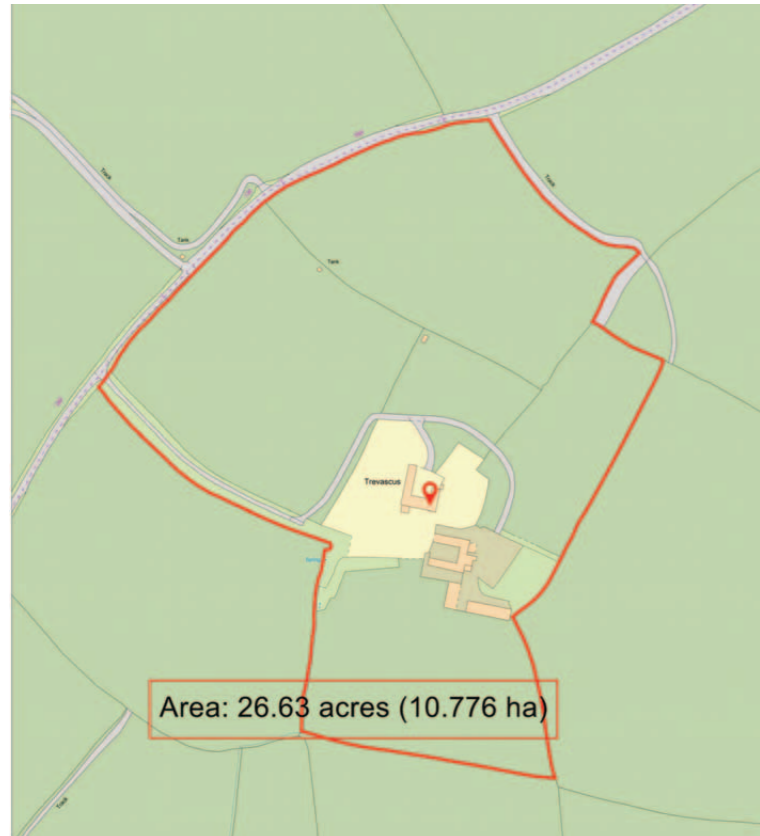
COUNCIL TAX BAND

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Trevascus Farm, Gorran, St Austell, PL26 6ND
 Total Approx Area: 628.7 m² ... 6768 ft² (excluding store, sun terrace)
 All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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