

MESSACK FARMHOUSE  
ST JUST IN ROSELAND

**JONATHAN**  

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**CUNLIFFE**





*Messack Farmhouse, St Just in Roseland, Falmouth TR2 5JL*

An extremely attractive stone farmhouse, in a sublime setting overlooking National Trust land above the banks of St Just Creek, with spacious and flexible accommodation.

- Charming period farmhouse above St Just Creek
- Versatile accommodation with a series of generous reception rooms
- 5 bedrooms (2 with ensuite) • Beautifully appointed 1 bedroom annexe
- Large gardens and grounds adjoining National Trust land
- Footpath access to St Just Creek and rights to mooring
- Total floor area 4449 sqft • In just over 1.75 acres
- EPC E (Main House), EPC E (Annexe)





















## SETTING THE SCENE

Messack Farmhouse lies overlooking National Trust land in an unspoilt and sparsely populated area of Cornish countryside between St Just Creek and Tolcarne Creek on the eastern shore of the Carrick Roads.

This is a very special location indeed, just inland from the Carrick Roads and within close proximity to St.Mawes, St. Just, Portscatho and also the King Harry Ferry for access to Truro and Falmouth.

The Roseland Peninsula has long been one of Cornwall's most favoured locations, known for its access to the fabulous sailing waters of Carrick Roads, its many picturesque hidden bays, beautiful rolling countryside as well as the general peace and tranquillity of the area.

The nearby village of St Just-in-Roseland is centred around its much visited church on the creek. At St Just Pool, Pasco's Boatyard has moorings, lay-up and boatbuilding facilities at the entrance of the creek and it is ideal for 'messaging around in boats' and providing access to the fine sailing waters of Carrick Roads and Falmouth Bay.

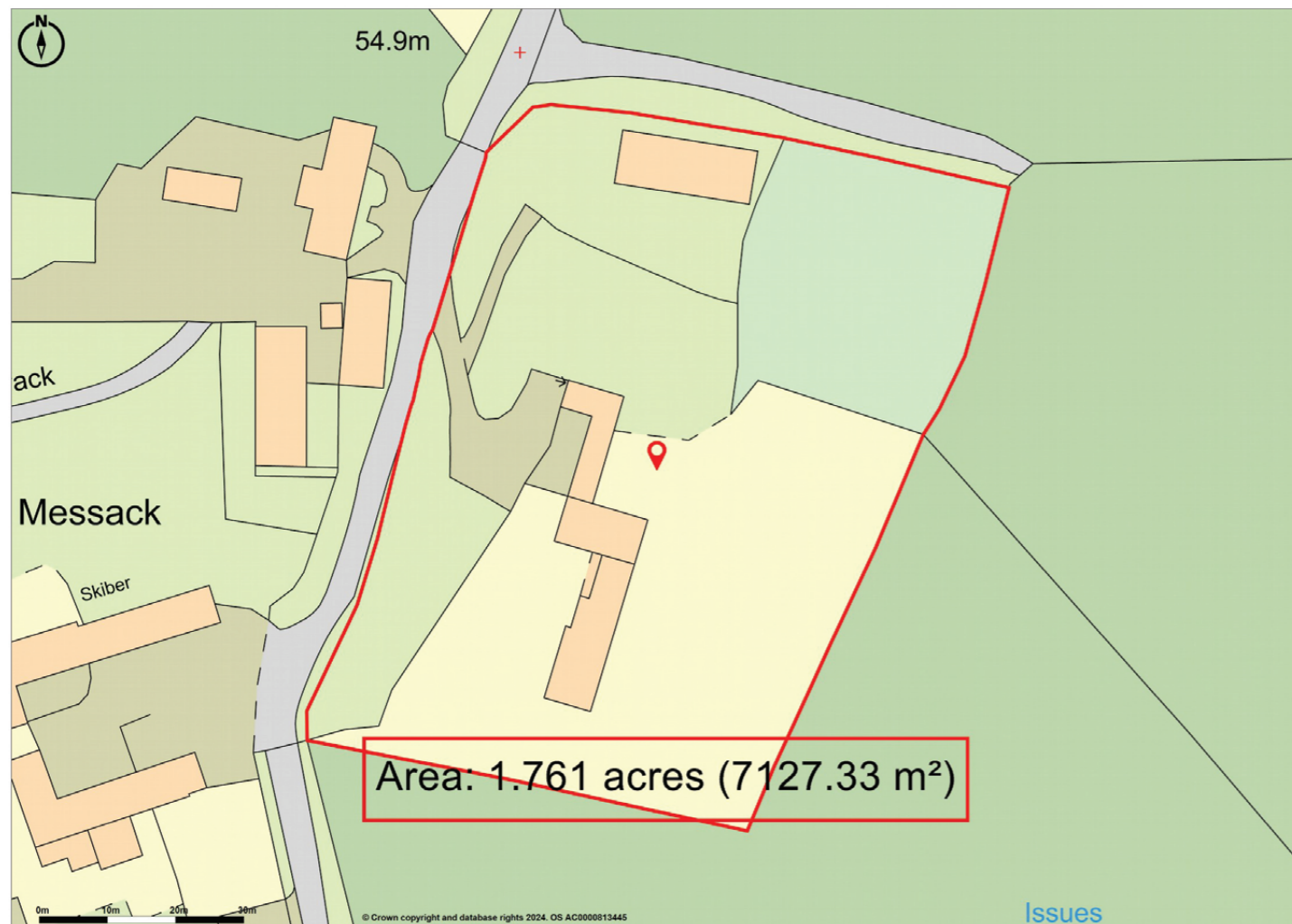
A few miles to the south, the harbour village of St Mawes has long been one of Cornwall's most desirable and exclusive destinations and is home to two of Cornwall's finest hotels in The Idle Rocks and Hotel Tresanton. The waters at St Mawes are often calm and clear, making it perfect for swimming and water sports.

of utility & pantry spaces and beautifully appointed reception rooms. Upstairs, a large principal suite with dressing room, 4 further bedrooms (one with en-suite), a family bathroom and a large landing are arranged between two staircases. The interiors are characterful and light, with generous proportions, high ceilings and attractive sash windows; there is an intangible warmth to the home, that instantly welcomes you in. In addition to the main house, there is an adjoining 1-bedroom annexe and, nestled between the two, an impressive 34ft 'family room', collectively offering a great versatility of use.

## STEP OUTSIDE

Large mature gardens extend to the front, side and rear of the farmhouse, totalling to just over 1.75 acres. Predominantly laid to lawn and bordered by a rich variety of mature trees and flower beds, the gardens are wonderfully private, with a peaceful and pastoral outlook. Approached via an attractive gravel and cobbled drive, there is ample space for parking and storing boats before it sweeps down to the front entrance. To the North of the grounds there is a lovingly maintained kitchen garden with bountiful vegetables, sweet-peas and other delights, along with an established orchard and an attractive timber, triple garage that lends itself to a variety of uses.

The rear garden is completely surrounded by rolling fields owned by the National Trust, enjoying a sunny southerly aspect and a large paved terrace that runs the length of the property and offers plenty of space to unwind and take in the far reaching views. Messack Farmhouse also holds a pedestrian right of way to the tidal St Just creek and has a right to its own mooring.



## HISTORY

Across the other side of St Just Creek lies a 13th century church, set in sub-tropical gardens and described by the late John Betjeman as 'to many people the most beautiful churchyard on earth'.

The church is on the site of a 6th century Celtic chapel, and for 400 years after its foundation it was served by clergy from the adjacent cell of Lanzeague, until Roseland was taken over by the Saxon Bishops of Crediton and Exeter. The present church was dedicated to St Just on 14th August 1261, by Walter, Bishop of Exeter, and the Chancel, with its double piscina, is of this date. A local legend tells of Joseph of Arimathea bringing his boy nephew, Jesus, to Cornwall, and that he landed at St Just in Roseland.

## THE TOUR

With its beautiful chalky elevations and glorious bucolic backdrop, Messack Farmhouse captivates from the outset and makes for the most idyllic, rural family home. Approached via a long drive, it sits deep within the Roseland countryside just above St Just Creek and surrounded by farmland owned and protected by the National Trust.

The generous accommodation unfolds over 4500sq ft with the kitchen and trusty AGA very much at the heart of the home, flanked by a large reception hall, office and a series

## SERVICES

Mains electricity, private drainage and water, oil fired central heating (main house) and gas fired central heating (annexe).

## DISTANCES (All distances approximate)

King Harry Ferry 3 miles, St Mawes 4 miles, Truro (main line station) 8 miles,

## WHAT3WORDS LOCATION

///seabirds.factually.fizzy

## COUNCIL TAX BAND

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## DISCLAIMER

We are obliged to let any potential purchasers know that an associate of our firm is related to the sellers of this property.

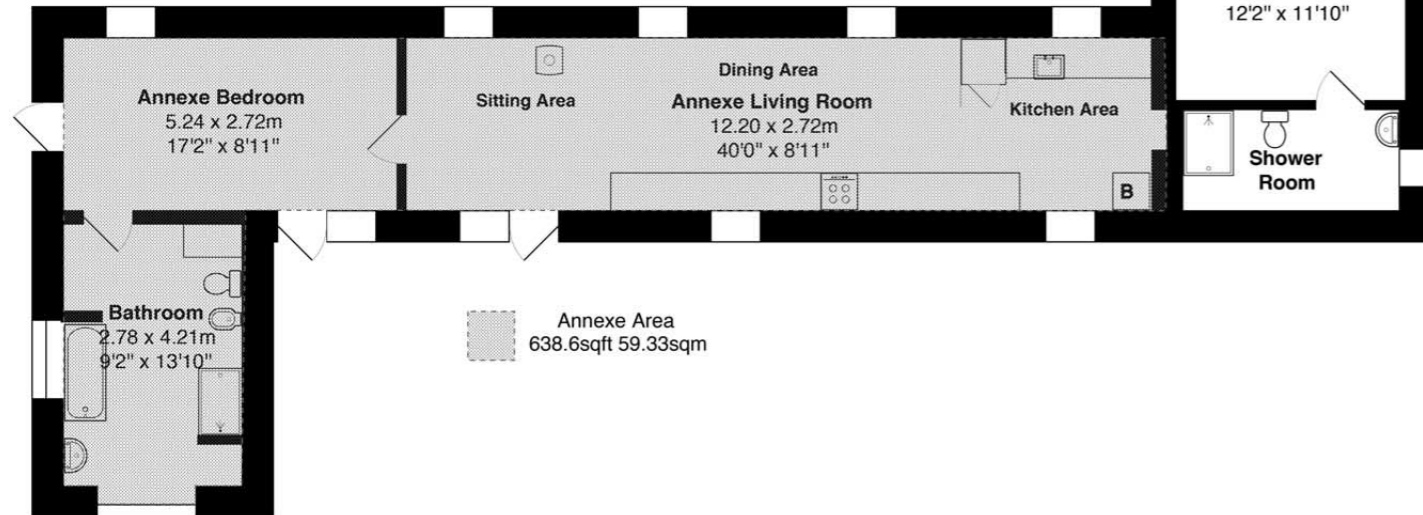
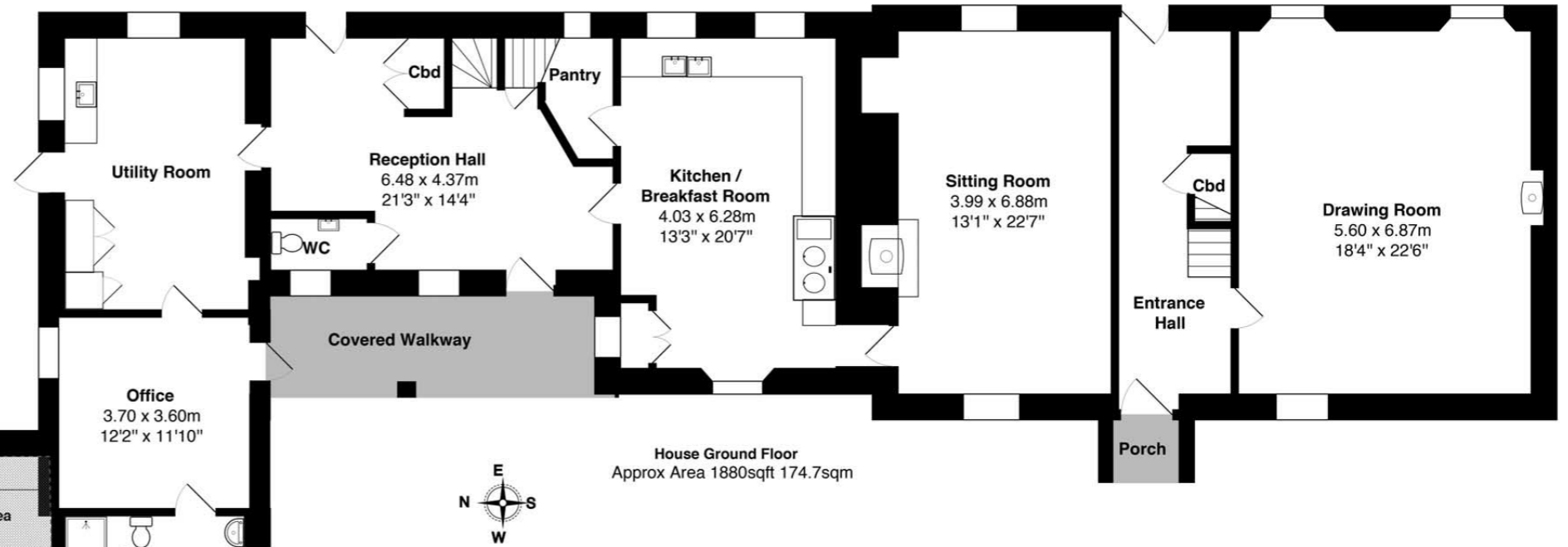
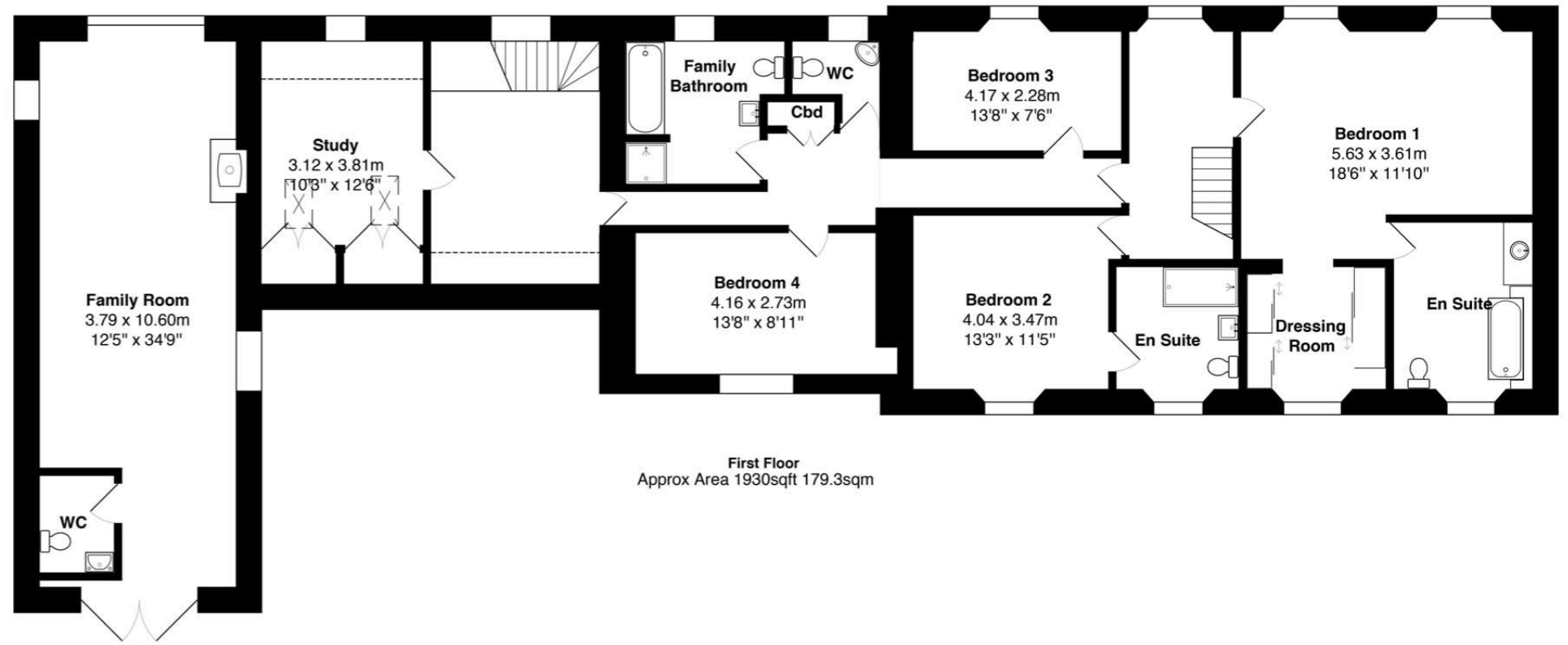


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

EPC - MESSACK FARMHOUSE

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

EPC - ANNEXE



**MESSACK FARMHOUSE St. JUST IN ROSELAND TR2 5JL**  
**TOTAL APPROX. FLOOR AREA 4449 sqft (413.3sqm)**  
(excluding porch & covered walkway)

All measurements are approximate and for display purposes only

**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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