

HIGHER BODEN FARM
MANACCAN, NR HELSTON

JONATHAN

CUNLIFFE





*Higher Boden Farm
Manaccan
Helston
TR12 6EN*

An achingly pretty former farmhouse, full of history and original character, set in a small hamlet amidst unspoilt countryside just to the south of Gillan Creek and the Helford River.

- Rural hamlet setting • Attached former farmhouse
 - Listed grade II • 3 double bedrooms
- Detached timber barn with studio
 - Large private gardens
 - Council Tax Band E • Freehold





SETTING THE SCENE

Higher Boden Farm is part of a small rural hamlet just over a mile from Manaccan, a historic Cornish village on the Lizard Peninsula with a primary school and ancient Norman church. Just over two miles away, Helford Village on the south bank of the river has its own thriving sailing club, the thatched Shipwrights Inn right on the edge of the water, deep-water moorings, and a summer ferry to Helford Passage. The village of St Keverne, centred around its village square about 3 miles away, provides essential amenities, including a general store, butcher, post office, and doctor’s surgery.

This is an unspoilt rural area, with much of the land around the Helford Estuary, and nearby Gillan Creek owned by the National Trust or the Bosahan Estate, and as part of the Lizard Peninsula, is designated an Area of Outstanding Natural Beauty. The area boasts stunning coastal paths and scenic creeks, including the famed Frenchman’s Creek, immortalised in Daphne du Maurier’s novel of the same name. This really is a magical part of Cornwall.

HISTORY

Listed grade II, Higher Boden Farm is rich in character and history. Built of cob with a Cornish slate roof, it was once part of a traditional Cornish farmstead and is referenced in The Domesday Book. The current house is believed to date from around 1650. We understand the house lay empty from 1951 until 1991, when the previous owner acquired it and together with her brother set about restoring it with sympathy for the history of the buildings. The current owners bought the property in 2015.

THE TOUR

The moment one enters the reception hall, it is clear that the interior lives up to the gorgeous exterior of this very special house, with original period detail throughout, including beamed ceilings, huge inglenook fireplace with clome oven, and wood and slate flooring.

On the ground floor there are two reception rooms - a parlour with open fireplace and large sash window overlooking the walled garden, and a dining room with the inglenook fireplace and door through to a kitchen with oil-fired AGA and 'butlers' sink. At first floor level you will find three double bedrooms and a bathroom with roll top bath and separate shower. All the bedrooms have windows over the gardens, with one having a magnificent high vaulted ceiling.

BARN

Across the garden from the house, there is a detached timber barn with corrugated steel roof, comprising two garages and a workshop at ground floor level, with an

internal staircase leading up to a studio above - currently laid out with a large open-plan space and a smaller room with shower room off to one side.

STEP OUTSIDE

On the south east side of the house is a small private garden, rich in birdsong and perfect for coffee in the morning sun. A gate from this garden leads out to the lane and there is also access to the scullery which is home to the central heating boiler.

The main gardens are above the house, beautifully planted with shrubs, trees and flower beds - and bordering farmland. The driveway leads through this area to the barn, where a set of timber steps lead up to The Glade, which is surrounded by young trees and where there are raised beds, a poly tunnel, cob-built summerhouse and greenhouse. There is also a wood store in the larger 'Mowhay ' garden.

SERVICES

Mains electricity, private water supply (bore hole) and drainage with oil-fired central heating system.

Please be aware we cannot confirm that all these services comply with current regulations.

DISTANCES (All distances approximate)

- Manaccan - 1.25 miles
- Helford - 2.25 miles
- St Keverne - 3 miles
- Helston - 11 miles
- Falmouth - 20 miles

WHAT3WORDS LOCATION

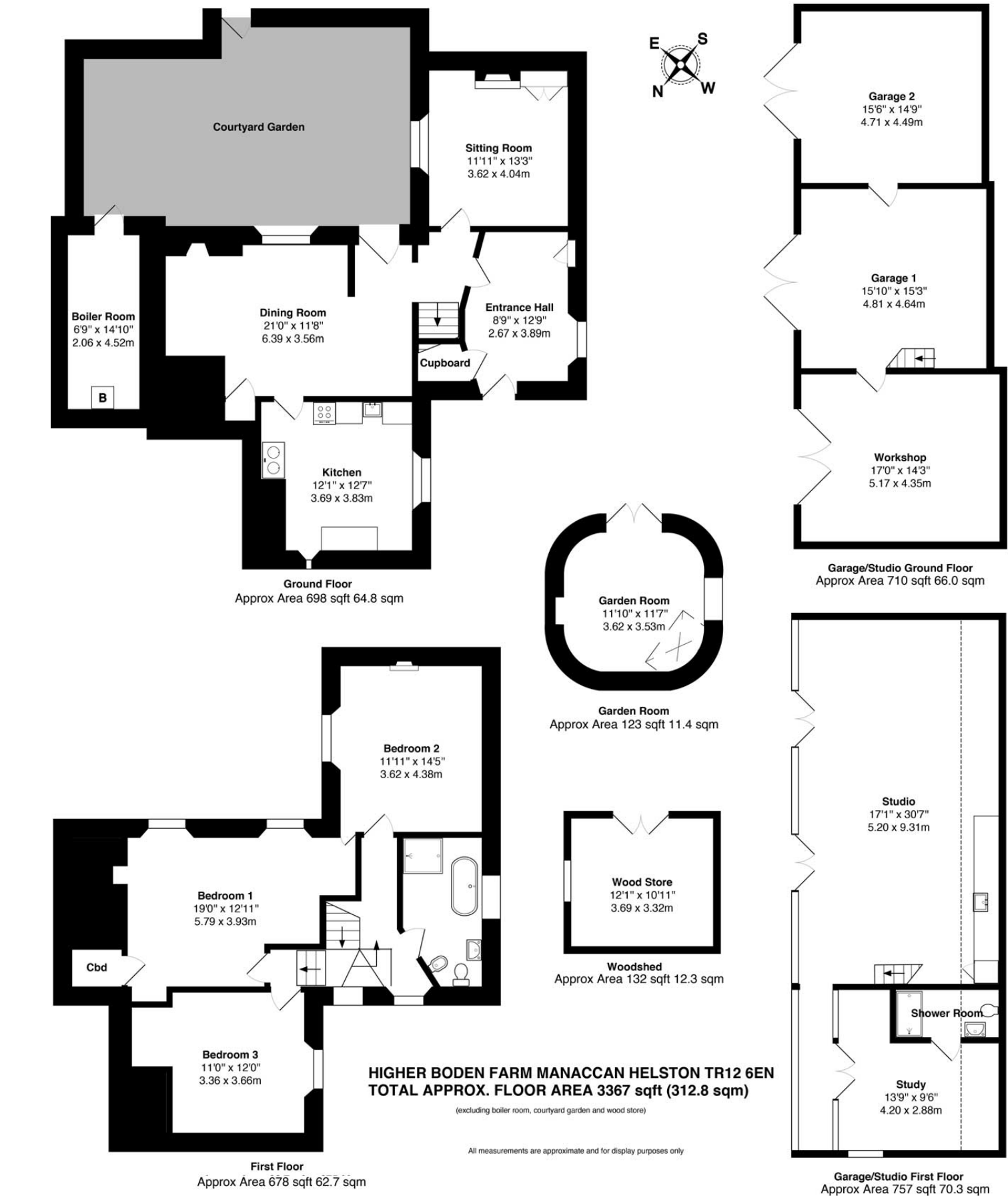
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DIRECTIONS

Follow the road through Manaccan towards Gillan, leaving the New Inn on your right. Continue down the hill and and take the second road on your right. Follow this road up the hill, passing a farm and several properties and Higher Boden Farm will be on your right hand side as the lane descends into the next valley.

COUNCIL TAX BAND

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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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