



Trevurvas Farm

Trevurvas, near Praa Sands



The property

- Characterful detached cottage, sympathetically extended and beautifully refurbished
- Peaceful rural setting in this no-through-road hamlet, offering privacy and tranquillity
- Exceptional lifestyle opportunity with creative and flexible living spaces
- Detached artist's studio and recently converted barn with four individual studios – ideal for work from home, hobbies and income potential
- Charming gardens, further outbuildings and land extending to around 2.67 acres
- Scenic footpaths and South West Coast Path on your doorstep with Praa Sands and Rinsey Head nearby
- Spacious triple aspect family-sized farmhouse kitchen – perfect for entertaining and everyday living. Granite tops and Belfast sink. Broad recess with Smeg six-burner oven with two extractor hoods.
- Charming sitting room with woodburner and exposed painted beams
- Both the kitchen and sitting room have bi-fold doors to a delightful terrace, ideal for al fresco dining
- Boot room and ground floor shower room / WC
- Utility room
- Stunning master bedroom with vaulted beamed ceiling, en suite shower room and French doors to a private roof terrace enjoying the far-reaching views towards the sea
- Two further double bedrooms, full of natural light and enjoying the views, and both with fitted wardrobes
- Spacious and beautifully finished family bathroom





Trevurvas Farm, Trevurvas, Ashton, Helston, TR13 9TY

Set within a peaceful rural hamlet close to the beautiful coastline of Praa Sands, this exceptional 3-bedroom detached and extended home offers a rare lifestyle opportunity. This characterful home also includes a detached artist's studio, a beautifully converted barn housing four individual studios, a range of versatile outbuildings and delightful landscaped gardens. Enjoying far-reaching views and set within 2.6 acres, this unique home blends creative space, countryside charm and coastal living.

The location

Trevurvas Farm is nestled in the tranquil no-through-road hamlet of Trevurvas, a hidden west Cornwall gem offering peaceful rural living. Surrounded by open countryside and within walking distance of scenic footpaths, this unique home enjoys easy access to the breathtaking South West Coast Path. Nearby Praa Sands and Rinsey Head provide stunning beaches and dramatic cliffside walks, perfect for nature lovers and outdoor enthusiasts.

The hamlet is also positioned close to the village of Ashton, offering some everyday amenities including a petrol station and pub. Families will appreciate the choice of nearby primary schools in Germoe, Breage, Godolphin and Porthleven. The surrounding area is rich in natural beauty with the Tregonning and Godolphin hills offering panoramic views across the Lizard and Penwith peninsulas.

Just a short drive away, Porthleven is a vibrant coastal village known for its picturesque harbour, eclectic shops and food scene. The historic market town of Helston provides a wider



range of services including supermarkets, schools, healthcare and leisure facilities.

Trevurvas Farm also benefits from convenient access to the Lizard Peninsula, Penzance and Marazion. These destinations offer dramatic coastal scenery, cultural attractions and the iconic St Michael's Mount

All in all, Trevurvas Farm is an ideal base for exploring the very best of west Cornwall.



The Gardens, Grounds and Outbuildings

This outstanding outdoor package offers a wealth of opportunity, featuring a collection of converted barns and studios, a detached artist's studio and versatile outbuildings—ideal for creative pursuits, home-based businesses, guest accommodation (subject to necessary consents), or lifestyle ventures—all set within 2.67 acres of idyllic countryside.

- Private terrace and beautifully stocked cottage garden, accessed directly from the kitchen and sitting room
- Level area of lawn and a creatively converted container used as a bar with covered veranda opening onto the garden – perfect for parties and entertaining
- Broad steps lead from this garden area to the field and paddock, along with a firepit area with stunning views across the farm to Mount's Bay and beyond
- Former blacksmiths forge, now a professional artist's studio featuring tiled ceramic floor, vaulted and beamed ceiling with skylights, sink and air conditioning/ heating unit
- Private driveway leading to a parking area in front of the detached stone converted (studios) barn, continuing onto a large yard with substantial detached barn (19m x 13m)

- Parking area in front of the house with additional access to the lane
- Detached barn converted in 2024 into four individual studios, each with vaulted and beamed ceilings, skylights and air conditioning/heating units. Includes an attached washroom, WCs and cellar.
- Former bakehouse (attached to the sitting room), currently used for storage, offering further potential
- Single-storey stone barn (attached to the house), accessed from the parking area with part glazed roof and cobblestone flooring – currently used as a workshop and general storage

Services, tenure and material information

Freehold. Mains electricity and water supply. Private drainage. Air source heat pump (2023) central heating. Electric underfloor heating in kitchen/dining room, boot room and en suite shower room. Solar thermal for hot water (2021).

Council Tax: band E

Broadband: Full Fibre (source: <https://www.openreach.com/broadband-network/fibre-availability>)

Distances

Praa Sands – 0.5 (via footpaths); Rinsey Head – 1 (via footpaths); Porthleven – 4.3; Helston – 5.4; Marazion – 5.7; Penzance (mainline rail) – 8.9; Falmouth – 15.4; Truro – 22.7; Cornwall Airport (Newquay) – 40.7

(All distances are approximate and in miles)

What 3 Words ///factor.migrate.makeup

Directions

From Helston, take the A394 towards Penzance. Continue through the villages of Breage and Ashton. Approximately 4.5 miles from the Helston double roundabout, look out for a small sign on the right for Trevurvas and take the left-hand turning directly opposite.

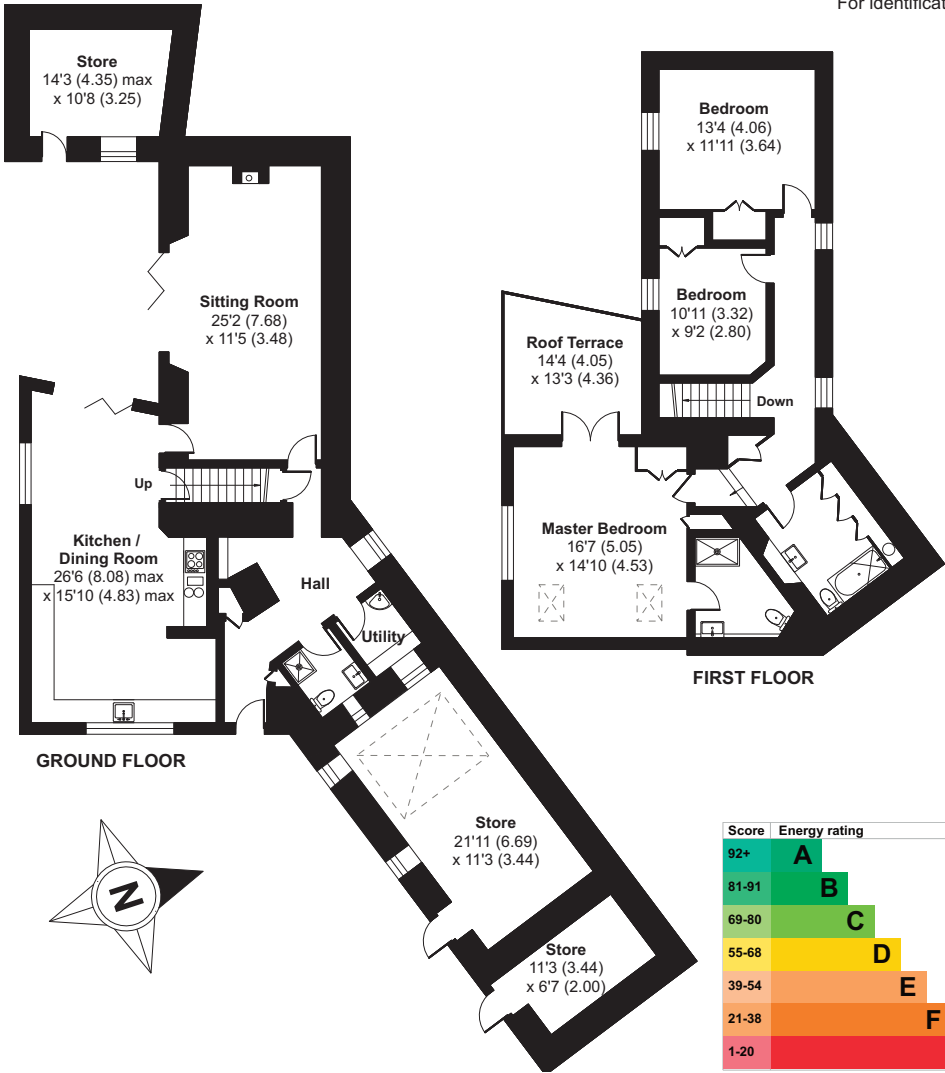
Follow this winding, single-track lane for about 0.6 miles. As the road bends sharply to the right, continue for a further 150 yards. You'll see a driveway on your right – this is the entrance to Trevurvas Farm.



Outbuildings = 4727 sq ft / 439.1 sq m
For identification only - Not to scale

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Main House = 1913 sq ft / 177.7 sq m
Total = 2477 sq ft / 230.1 sq m (includes stores)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1313627

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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