

A unique opportunity to acquire your own little piece of paradise.

Trussal Mill is set upon 3 acres of ancient oak woodland, in what was once described as the finest bluebell wood in Cornwall. This property offers a unique blend of historical charm, natural beauty, and potential for development, making it a truly exceptional find.

The buildings are unlisted and sold without planning permission. However any proposal to conserve the buildings with a sympathetic conversion could be credible with an innovative yet conservation minded architect. No planning has been sought previously, but the current footprint could provide for a 2-3 bedroom property.

There is a leat with the Archimedes screw that used to feed the former waterwheel, and the curtilage slopes down to the upper reaches of the non-tidal Helford River, which rises at Manhay. This stretch of river has spawning brown trout and otters regularly hunt along the banks. The woods are a haven for wildlife with roe and red deer, badgers, woodcock, barn and tawny owls, buzzards and peregrine falcons. Ideal for a non permanent summer house.



The barn is located several metres above the river and has never been known to flood. The construction is of double height and both the blocked windows and local lore indicate that it might have originally have been a house until the 18th century.

The water wheel pit adjoins and the iron workings for the wheel are thought to be at the bottom. The pipes from the waterfall remain in situ but were disconnected, so the wheel pit is dry.

There is a raised, West and South facing platform at the upper level which could subject to consent make an amazing external balcony.

Electricity was connected until recently and the electric meter box is on the external wall. There is septic drainage to a soak away cesspit in the woods. Mains water is available within a few metres.

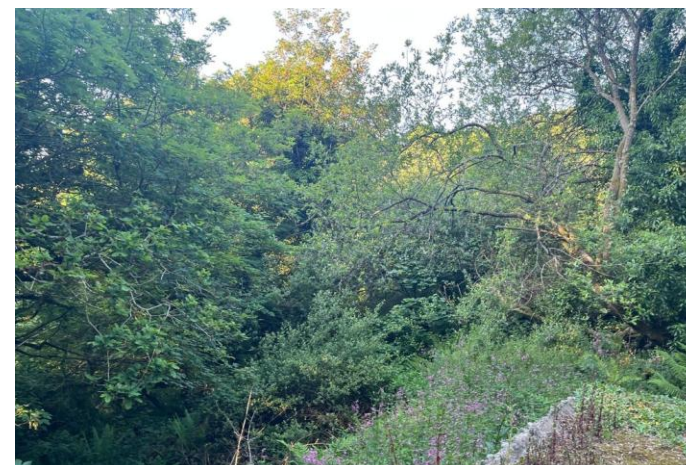
The walls are thought to be sound but the roof needs some repairs following a falling branch. All the Cornish roof slates remain in the barn.

On the opposite side of the track is a Nissen hut that was for many years used as a garage. Subject to planning this could potentially be a footprint for a double garage.

On the woodland there are some fascinating ruins with large granite quoins and the remains of some arches. The history of these ruins isn't entirely clear but the building is reputed to be part of a counting house for tin panners and to date back several hundred years.



This exceptional property is a rare find, combining historical significance, natural beauty, and potential for future development. It invites visionary buyers to create something truly special, making the most of its enchanting woodland setting.



Development Potential: With its unique location and existing structure, the mill presents a unique opportunity for restoration or redevelopment, subject to planning permissions.

Historic Mill Building: Its historic charm and character offer a solid foundation for creating a bespoke residence or a distinctive business venture.

3 Acres of Woodland: Encompassing mature oak and hazel trees, the woodland provides a peaceful haven teeming with wildlife and natural beauty. Perfect for nature enthusiasts and those seeking a private retreat.

Prime Location: Situated in a highly sought-after area, the property offers a blend of seclusion and convenience. Local amenities and the charming village community are within easy reach, providing the perfect balance of rural and village life.

Smoke Tower: A unique feature on the property, stone smoke tower.

Nissen Hut: Located 40 meters away, this structure could serve as the footprint for a garage.

Historical Elements: The property includes a pit and steel remnants from a former waterwheel.

Natural Features: A picturesque waterfall and leat with a sluice gate and Archimedes screw enhance the property's charm.

Wildlife and Flora: The idyllic bluebell woods are home to trout spawning areas, otters, roe deer, and a diverse array of other wildlife

AGENTS NOTES Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

