



Merrymeeting Forge, Burncoose, Gwennap, TR16 6BL
£695,000



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THE TRURO ESTATE AGENT

Key Features

- Converted 1840's forge full of character
- Beautiful woodland setting between Falmouth & Redruth
- Substantial 3,250 sq ft accommodation
- 4 bedroom, 4 reception room family home
- Self-contained 2 bedroom annexe cottage
- Plenty of parking, large workshop/garage
- Magical garden bordered by woodland
- Video tour available



A characterful family home set within the most magical surroundings. Substantial accommodation split into a 4 bedroom family home and a 2 bedroom self-contained annexe. Complete with plenty of parking, large garage and beautiful woodland bordered garden.



The Property

Merrymeeting Forge has been owned, restored and modernised by successive generations of the same family for over 50 years. The sale of this remarkable property presents a unique opportunity. Situated in the most beautiful setting bordered by woodland and with total privacy whilst being conveniently positioned on the A393 between Redruth & Falmouth.

Originally a very succesful working forge, the building originates from the early 1840's and is built in a traditional Cornish longhouse design. Various extensions and re-working of the spaces took place in the years after, but it was my client's parents who bought the property in the 1970's and set about a major renovation project to create their much-loved family home. The family passed the property down and a more recent update in several areas has created a wonderful place to live whilst retaining the character of its glorious past. As it stands today the substantial accommodation in total measures 3,250 sq ft and is currently split into two separate properties: The Forge - a four bedroom, four reception room family home and The Anvil – a self-contained two bedroom annexe cottage.

The cobbled forecourt provides parking for several vehicles to the front of the house and entrances to both properties. Just slightly up the lane and attached to the house is a large near 29ft x 14ft garage/workshop with power, light, inspection pit and rear access door. At the front of the property a lovely front porch provides access to the Forge and has the original round tiring stone propped up on the wall beside. Once inside, an entrance hall welcomes you in and provides access to the reception rooms and good-sized study. The sitting room to the right is a large near 26ft long room with cosy wood burner lounge area and extra hobby space beyond. To the left of the building is a dining room with solid fuel stove which then opens to another reception room currently used as a perfect playroom with exposed stone wall and feature fireplace. The fully fitted kitchen is at the front of the house accessed directly off the dining room and benefits from a utility room with external door access, pantry cupboard and cloakroom off. To the rear of the house is a conservatory running over 54ft long which provides an exceptional room for living, dining, playing and entertaining – the structure itself is coming to the end of its lifespan but provides the perfect footprint for a stunning modern replacement or perhaps a full building extension in its place subject to the necessary consents. On the first floor of The Forge there is a principal double bedroom with separate dressing room and modern en-suite shower room, two further double bedrooms (one with a great reading nook!) and a single bedroom as well as a family bathroom.



The Anvil is the name given to the annexe cottage which was fully refurbished 3 years ago to create a profitable holiday let business. This part of the building can be as separate or as integrated into the main building as you wish thanks to a clever hidden internal door which leads from the entrance hall into the living room of the Forge. The accommodation is reverse-level with two double bedrooms as well as a luxurious bath and shower room on the ground floor. The first floor has a stunning open plan living and dining room with wood burner and vaulted ceiling with gorgeous exposed beams which leads to a fully fitted galley kitchen to the rear. A door then provides access to a private decked terrace with lower lawn section meaning that the occupier of this great space can feel completely separate to the main family home if desired.

The gardens of this property are an absolute delight – a space that feels magical and ready for exploration whilst enjoying total privacy. A large lawned area is bordered by established beds whilst the whole outlook is green thanks to being enclosed by the surrounding woodland. The family here have created a child's dream garden with a tree house and swing to play out in the open. There are several outbuildings including a summer house as well as metal and timber sheds. The owners have benefitted from an informal arrangement with neighbouring Burncoose House and Nurseries that the occupiers can have direct access to enjoy the surrounding 3 acre woodland for walks and recreation but without any financial contribution and responsibility. The clients see no reason why this long-standing relationship can't continue moving forward for the new owner.



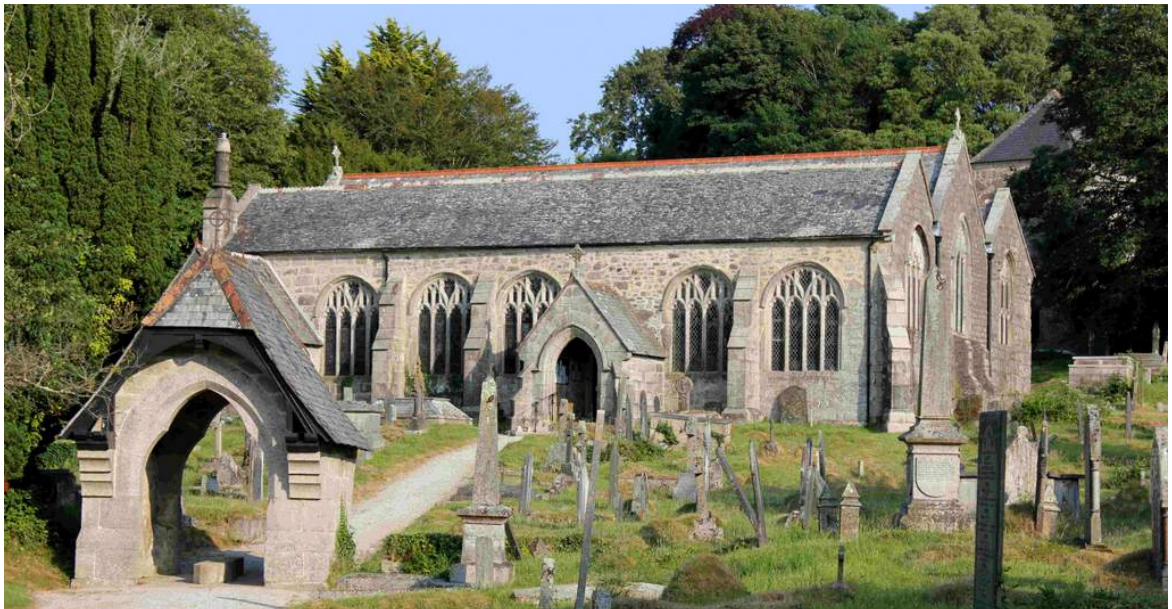




The Location

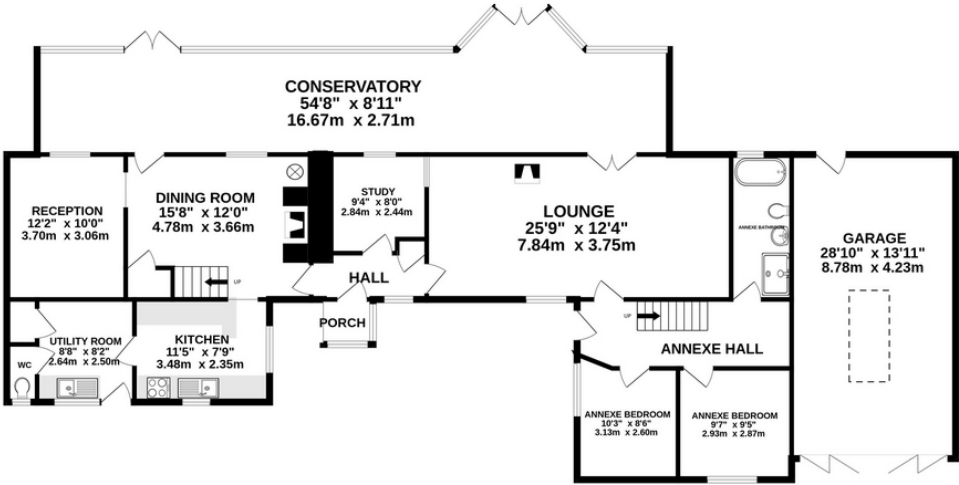
The hamlet of Merrymeeting is located next to well known Burncoose and not far from the village of Gwennap. Now granted Mining World Heritage status, the parish of Gwennap was once said to be “the richest couple of square miles in the world” and the area is now a collection of some of the most beautiful and historical properties that Cornwall has to offer. Burncoose Nurseries and Burncoose House are your neighbours here with over 30 acres of stunning woodland and gardens alongside a Chelsea award winning nursery offering over 3000 varieties of ornamental trees, shrubs and herbaceous plants. The village of Gwennap is about half a mile away (a 15 minute walk) which is a wonderfully unspoilt place to explore with good public transport links and a particular highlight being the famous Gwennap Pit and St Wenappa’s Church. Just down the road is the Popular Fox & Hounds pub serving great food, Sunday carvery and real ales.

The villages of Lanner and Ponsanooth are located 1.5 miles in either direction and offer great amenities including convenience stores, village halls, pubs, petrol station, cafes and bakeries. Schooling options are plentiful here with Ponsanooth, Lanner, Stithians, Cusgarne and Perranwell all having good-performing primary schools with secondary options at Redruth, Penryn and Falmouth as well. This is a convenient ‘mid-Cornwall’ spot from which to explore with both the North and South coast being within a 20 minute drive. The towns of Redruth (4 miles), Falmouth (7 miles) and the city of Truro (9 miles) are all easily commutable to this splendid rural location.

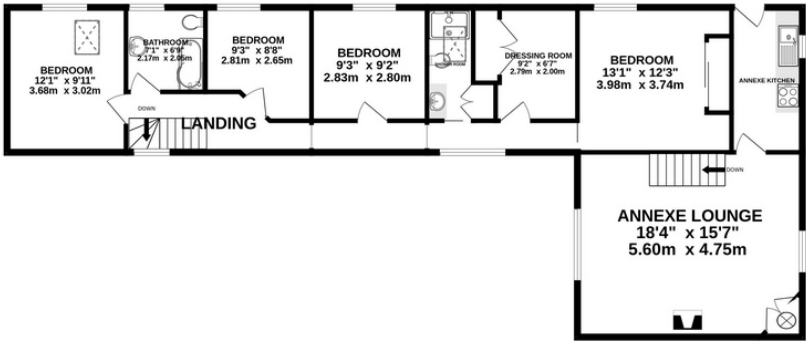


Floorplan

GROUND FLOOR
2131 sq.ft. (198.0 sq.m.) approx.



1ST FLOOR
1119 sq.ft. (103.9 sq.m.) approx.



TOTAL FLOOR AREA : 3250 sq.ft. (302.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: F
Services: Mains water and electric. Private septic tank drainage. Biomass boiler powering central heating and hot water. A solid fuel burner in the dining room also supplements the hot water and there is an electric immersion for instant hot water use without the need for the boiler at all. This is supplemented by solar PV panels with a 6KW battery storage.
Mobile Signal: Best networks EE/O2/Vodafone – good indoor and out.
Broadband: Standard available. Max Download 4Mbps. Max Upload 1Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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