



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR37564945

£850,000

**The Grange,
Higher Tregarne Farm, Mawnan Smith, Nr. Falmouth, TR11 5JW**

FREEHOLD



Nestled in a small and idyllic rural farming hamlet, and surrounded by many miles of Cornish countryside, yet close to Mawnan Smith and the Helford River, a carefully and sensitively restored detached 4/5 bed roomed barn conversion. Boasting well appointed reverse level accommodation, a vast triple aspect first floor living room, impressive kitchen/dining room and versatile accommodation with a potential integral annexe, garaging, agricultural barn and low maintenance formal garden.





SUMMARY OF ACCOMMODATION

Ground Floor Vaulted ceilinged kitchen/dining room, hallway, office, 3 double bedrooms, family bathroom, shower room, utility room, hall/kitchenette, potential annexe bathroom, potential annexe bedroom (up to 5 bedrooms, 3 bath/shower rooms total).

First Floor Vast triple aspect open-plan living room.

Outside Concreted gated courtyard parking, two tier lawned formal garden, further driveway parking, detached double garage, vast agricultural storage barn.



DESCRIPTION

The Grange has been an absolute labour of love for our clients since acquisition, completed in 2017 and tastefully restored to create a unique, spacious and versatile barn conversion in an idyllic rural hamlet close to the popular village of Mawnan Smith, the Helford River and the bustling harbourside town of Falmouth, yet surrounded by many miles of Cornish countryside.

The house boasts well proportioned and exceptionally versatile accommodation with up to 5 bedrooms and 3 bath/shower rooms with the possibility of creating a small integral studio annexe, sheltered and private low maintenance garden, plentiful parking and a detached double garage plus a large agricultural storage barn with potential for an array of uses, subject to necessary consents being obtained.

The property boasts reverse level accommodation with an enormous, triple aspect high ceilinged living room with a picture west facing window on the side elevation overlooking the tree canopy to the fields beyond, a voluminous kitchen/dining room with high vaulted ceiling and long panelled hallway with slate tiled floor serving the bedrooms and potential annexe.



Outside, a shared driveway descends from the country lane, which The Grange enjoys a right of access over, via a five bar vehicular gate into a concreted courtyard to the rear of the house providing ample off-road parking, with the driveway continuing along the side of the house to a further driveway which ascends to the detached double garage and immediately adjacent to the vast agricultural storage barn. There are an array of lawned formal garden areas, hard landscaped seating terraces, boasting a good degree of peace and privacy and a sheltered sunny aspect.



LOCATION

Higher Tregarne Farm is situated along a quiet country lane, on the outskirts of the highly popular village of Mawnan Smith which offers an excellent range of facilities catering for most day to day needs including a general store, a mobile sub-post office, hairdressers, coffee house, the well renowned thatched Red Lion public house, bowls club, village hall, primary school, churches and a strong community spirit.

Nearby is the very well served port of Falmouth which offers a full range of local and national retailers, commercial and professional services, schooling and a local hospital. The branch railway line links Falmouth to the main Penzance to Paddington line at Truro which is Cornwall's capital city and has three private schools along with an either wider selection of shopping opportunities.

Mawnan Smith is ideally located for both the Helford River and Falmouth Bay making this one of the finest areas in the country for those interested in sailing. The Helford requires little introduction as one of the foremost locations in Cornwall, an area of exceptional beauty with woodland lined creeks perfect for exploring via boat or foot. Both the Helford River and Falmouth have deep water moorings and the area is well served for boatyard facilities, sailing clubs and of course waterside inns, for example the nearby Ferryboat Inn which sits along the creekside at the Helford Passage enjoying incredible views across the creek and serving excellent food and drinks all year round. The nearby Rosemullion Head is one of the most beautiful stretches of south Cornish coastline imaginable with a multitude of small coves and beaches, perfect for bathing and idyllic coastal walks. There is golf course close by at Budock Vean Hotel and another nearby at Falmouth, highly regarded gardens nearby at Glendurgan and Trebah all helping to make this one of the most desirable areas in the country.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Five bar vehicular metal gate leads to the concreted courtyard in front of the rear façade of The Grange, providing plentiful, private driveway parking and alighting one slate topped step to a full height glazed door leading into the kitchen/dining room.

KITCHEN / DINING ROOM – 20'2" x 16' A magnificently proportioned, naturally light dual aspect space with deep sill casement window on the front elevation, full height glazed door on the front elevation leading out to the garden and two high level fixed roof windows, with a further part glazed window on the rear elevation and another high level fixed roof window,



flooding in light from both aspects to this voluminous space. Utterly charming in its fitment, with slate tiled floor, exposed A-frames, oak lintels above the windows and doors and open fronted shelving plus a range of fitted base units beneath. Square edged oak block and granite working surfaces with both a multi fuel range and separate space for a freestanding Range stove for cooking. Comprising an undermounted large Belfast sink, freestanding space for fridge/freezer, integrated dishwasher and centring round a large open space, ideal for a farmhouse style table and chairs. The kitchen also benefits from understairs storage cupboards from the staircase that ascends to the first floor living room. Two slated steps also descend to the bedroom hall with its charming, panelled walls and thereafter leads to all 5 bedrooms, study and bathrooms.

Turning staircase ascends to the:-

FIRST FLOOR

LIVING ROOM – 32'9" x 20'3"

Another particularly impressive voluminous triple aspect space, occupying the entire first floor of the main original barn with deep sill double glazed casement windows on both the front and rear elevations with fitted shutters, full height glazed French doors on the rear elevation opening to a Juliet balcony and a part glazed stable door on the front elevation which opens out to the staircase descending to the garden – all in addition to a fabulous picture deep slate sill window on the side elevation, facing in a westerly direction and affording the most fabulous far reaching countryside view across the slated roof below and from which enjoying some fabulous summer sunsets. Deeply impressive room with characterful stripped floorboards boasting impressive proportions and high ceiling height with plenty of space for both seating area, dining area and home office space. Two wall mounted independent electric radiators.



From the kitchen, two slate steps descend to the hallway serving the bedroom accommodation.

HOME OFFICE – 13'3" x 7' A cosy, work from home space with a continuation of the slate tiled floor, with a full height glazed door and matching side panel on the rear elevation overlooking the courtyard. Wall mounted independent electric radiator. Range of inset spotlights.



BEDROOM 4 – 15'6" x 13'2" A good sized bedroom, again of impressive proportion with ample space for a super king bed or twin singles. Again, positioned to the rear with full height glazed windows and doors on the rear elevation overlooking the courtyard. Lit by a range of inset spotlights with stripped wooden floorboards and warmed by a independent wall mounted electric radiator with an ideal recess for wardrobes etc.

BEDROOM 2 – 13'2" x 11'8" A good sized bedroom, again of impressive proportion with ample space for a super king bed or twin singles. Again, positioned to the rear with full height glazed windows and doors on the rear elevation overlooking the rear courtyard and beyond to the surrounding fields. Lit by a range of inset spotlights with stripped wooden floorboards and warmed by an independent wall mounted electric radiator.

BEDROOM 5 – 10'6" x 8'9" Positioned to the front of the house with a deep slate sill casement window on the front elevation and full height glazed door leading out to the garden. A good sized single bedroom or small double with its own walk-in wardrobe providing hanging storage. Stripped wooden floorboards and a cosy canopied ceiling – warmed by a wall mounted independent electric radiator.

FAMILY BATHROOM Beautifully appointed with a white three piece suite comprising low level flush wc, vanity unit wash hand basin and panelled bath with hand held mixer shower attachment, tiled with marble tiling to all splashback areas and lit by a deep slate sill casement window on the front elevation.



BEDROOM 1 – 12'10" x 10'10" Door opens to two slated steps which descend to a particularly cosy and well proportioned double bedroom, positioned on the front corner of the house with a high level deep slate sill casement window and full height glazed door opening out to the gardens, screened by griselinia hedging, with two deep small glass brick windows on the side elevation pulling in further westerly afternoon sunlight. With a part canopied ceiling, stripped wooden floorboards and warmed by an independent wall mounted electric radiator.



POTENTIAL ANNEXE

A door opens from the hallway, via one slate topped step to a small kitchenette, off which is a further bathroom and studio. Kitchenette comprising a slate tiled floor and small range of fitted base units with square edged granite worktops and granite upstands and open fronted shelving beneath a voluminous and canopied ceiling with high level fixed window and a small undermounted Belfast sink thereafter leading to a bathroom which comprises a 'P' shaped bath with mixer shower over and tiled splashback, low level flush wc and pedestal mounted wash hand basin with a continuation of the slate tiled floor and again with light from a high level fixed roof window on the westerly roof slope.

STUDIO / BEDROOM 3 A good sized a well proportioned room, ideal as a further reception space, additional bedroom or studio if sub dividing as an annexe, with its own independent full height glazed door on the rear elevation opening out to the courtyard and a high level fixed glazed roof window on the westerly roof slope. With stripped wooden flooring and warmed by an independent wall mounted electric radiator.

From the main house bedroom hall, two slate topped steps ascend to an inner hall, off which is a wet shower room and utility room, with a full height glazed door on the front elevation leading out to the garden.

SHOWER ROOM Comprising a low level flush wc, corner wall mounted wash hand basin and open wet room shower with a mixer shower leading to a floor drain with light from a high level fixed window on the easterly side elevation. Tiled to all splashback areas, lit by a range of inset downlights.

UTILITY ROOM An ideal, practical space with deep slate sill casement window on the front elevation overlooking the garden comprising a small range of fitted, useful cabinetry, undermounted stainless steel sink with carved drainer and undercounter space and plumbing for washing machine and dryer separately.



OUTSIDE

A shared farm track descends from the country lane, with a five bar gate opening to the courtyard to the rear of The Grange and providing plentiful off-road parking and concreted hardstanding for multiple vehicles, with further vehicular access then along the side of the western elevation of the barn to a further concreted hardstanding parking area culminating at a detached tractor shed , double garage and further vast agricultural barn and the formal lawned gardens themselves.

The concreted courtyard garden hosts plentiful parking and access to a small block built and slate roofed store and leads past the western elevation of the house, and the rear elevation of two other single storey converted barns around to the principal front elevation.

The lawned gardens are spread across two tiers, boasting an exceptional degree of privacy and peace with no passing vehicular or pedestrian traffic, enjoying a sunny southerly aspect and framed by the mature wooded treeline around with mature hedge boundaries and original Cornish hedging and a concreted driveway which alights at a **DETACHED TRACTOR SHED / GARAGE measuring 17'10" x 17'9"**. A pedestrian door opens from the concreted driveway to a **LARGE AGRICULTURAL CORRUGATED STEEL BARN**

MEASURING SOME 69'7" x 23'7". Ideal for an array of uses subject to ones individual requirements and necessary permissions obtained.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR11 5JW.

SERVICES Mains water and electricity, LPG and septic tank drainage shared between the four properties.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

DIRECTIONS From the North Helford crossroads, head along Penwarne Road towards Mawnan Smith, and after passing a run of detached houses on the left hand side, turn right

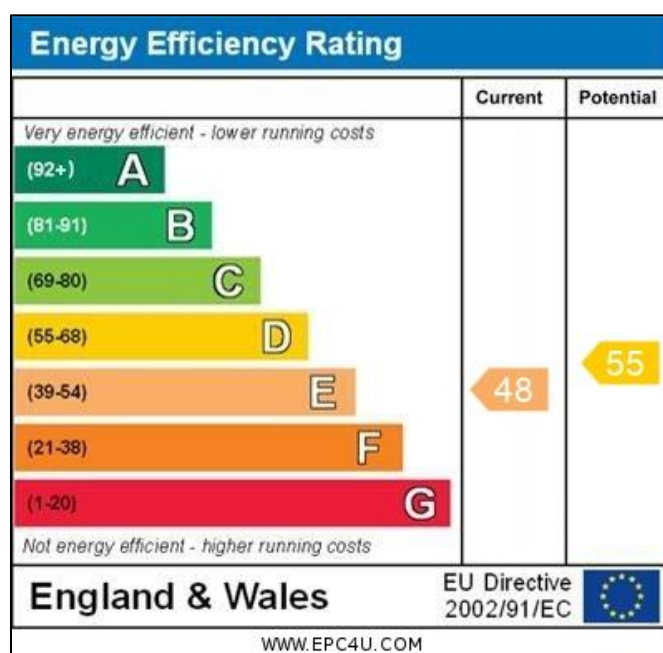
opposite the splayed private entrance to Penwarne. Proceed along this lane for a few hundred yards and take the first right hand turn into Higher Tregarne Farm.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

The Grange, Higher Tregarne Farm, Mawnan Smith

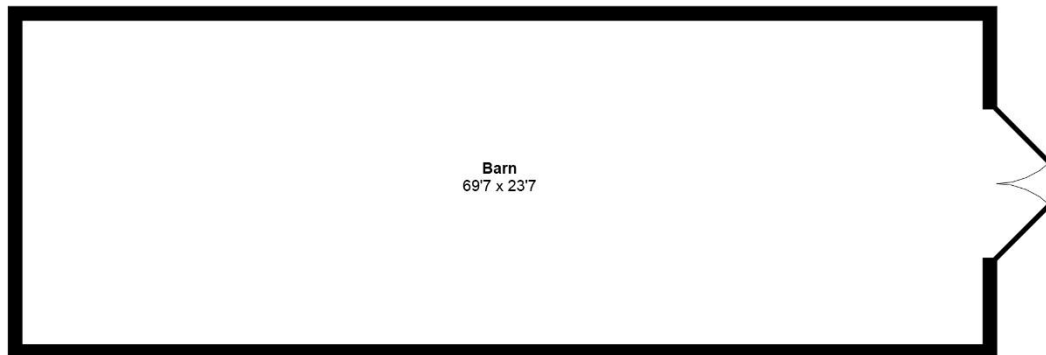
Approximate Area = 2580 sq ft / 239.6 sq m (excludes void)

Garage = 318 sq ft / 29.5 sq m

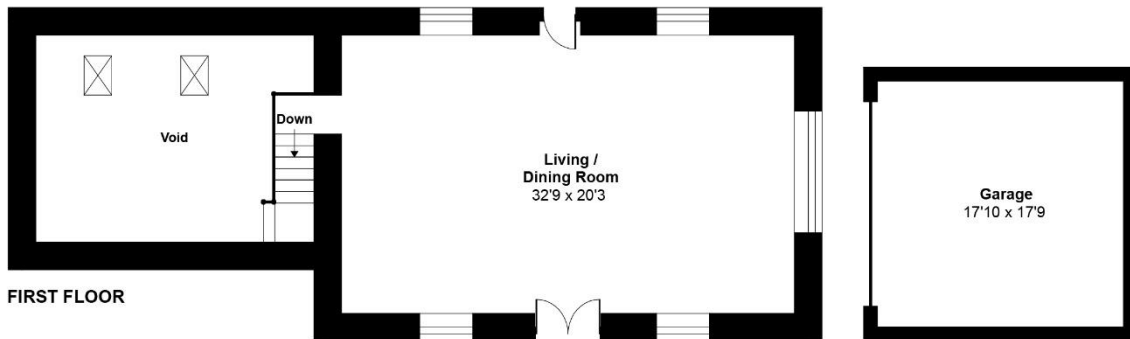
Outbuilding = 1637 sq ft / 152 sq m

Total = 4535 sq ft / 421.3 sq m

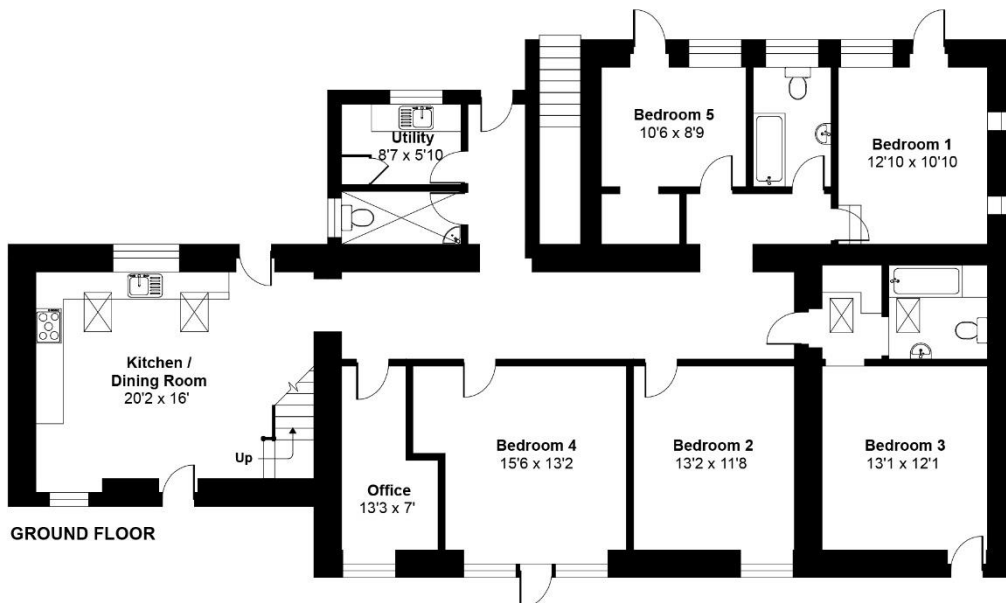
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1270109

