



Goonwinnow Farmhouse







Goonwinnow Farmhouse

St Newlyn East, Newquay, Cornwall, TR8 5JD

Truro – 9 miles Crantock – 6 miles Watergate Bay – 10 miles Falmouth – 20 miles

A handsome and beautifully presented former farmhouse set in around 4 acres of land with lovely views

- 2 Reception rooms
- Conservatory
- Studio/ancillary accommodation
- Portal frame building with three American stables
- Freehold
- Impressive kitchen/breakfast room
- 4 Bedrooms (2 en-suite)
- Additional two cottages available by separate negotiation.
- In all around 4 acres including paddocks
- Council Tax Band F

Guide Price £1,100,000

Stags Truro

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SITUATION

Goonwinnow Farm is a cluster of beautifully converted barns and a traditional farmhouse, standing amidst rolling open countryside between the cathedral city of Truro and the rugged north coast, with the A30 less than 1.5 miles away. It is an ideal location from which to set out and about across Cornwall, lying only 6 miles or so from a number of fine surfing beaches, including Holywell Bay, Crantock, Fistral and Watergate Bay (just north of Newquay). Other popular attractions in the area include the National Trust owned Trefice, the Lost Gardens of Heligan and the Eden Project.

The altogether softer south coast is around 15 miles distance, with access to some of the finest day sailing waters in the country and a plethora of maritime facilities.

Truro is approximately 9 miles distance, and has an extensive range of commercial, professional, shopping and entertainment facilities. There are private schools around the City, whilst in the centre, there is a Marks and Spencer store, multi-screen cinema and the Hall for Cornwall Theatre. There is a main line railway station in Truro, linking with London Paddington, and Newquay Airport is around 20 minutes away, with numerous scheduled domestic and international flights every day.

Goonwinnow Farm is situated between the traditional villages of Mitchell and St Newlyn East, both of which have a pub. The latter also has a village store, butcher, post office, primary school, church and cricket and football clubs.

THE PROPERTY

The main farmhouse stands at the heart of the original farmstead, with a broad fronted, exposed stone facade, complimented with brick detailing under a natural slate roof.

The spacious and beautifully presented accommodation is approached from the western elevation into the reception hall. The fabulous family kitchen is appointed with a comprehensive range of Shaker style units, granite worksurfaces and a handsome Aga. The conservatory opens off the kitchen and enjoys wonderful views over surrounding countryside with access to the sun terrace and garden. Other rooms include a laundry room, boot room and cloakroom together with two reception rooms. The TV room/dining room has a feature Cornish range and the sitting room is over 26' in length complete with open beam ceiling and wood burning stove set into a granite fireplace.

An attractive former watermill at Goonwinnow Farm that has been converted into a pair of four bedroom cottages, currently holiday let, is available by separate negotiation for those seeking an additional income or multi-generational living.

The eastern wing of the house provides useful ancillary accommodation with small kitchen area, shower room and studio/bedroom. Rising to the first floor there are four bedrooms, the master with dressing area and contemporary en-suite. A further en-suite serves bedroom two and a family bathroom is available for the remaining two bedrooms.





GARDENS AND GROUNDS

Goonwinnow Farm has a most attractive tree-lined driveway that serves all of the properties and from here a stone chipped driveway sweeps around to the western side of the farmhouse, where there is extensive parking. From here, steps lead down to the delightful, well stocked and beautifully maintained garden, with areas of lawn and paved terraces.

A substantial portal framed agricultural building by Mole Valley has been constructed to the west of the house and is configured to provide three American-style stables. This offers spacious equestrian accommodation as well as ample storage.

The sloping paddocks have been skilfully sub-divided into four enclosures with field shelters. The grounds extend to around 4 acres in total.

SERVICES

Shared private water supply from a borehole and shared use of an aerator private drainage system (further information available from Stags). Mains electricity. Oil fired central heating. Telephone line/broadband line not active (vendors use 4G and a Starlink system). Mobile Network coverage from EE, Three, Vodafone and O2 is available (Ofcom). Solar panels on barn.

VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488.

DIRECTIONS

Proceed to the village of Mitchell and continue past the Plume of Feathers towards St Newlyn East. After approximately 1.3 miles, Goonwinnow Farm will be evident on the right hand side. Proceed down the driveway and the entrance to the farmhouse is on the left



Approximate Gross Internal Area = 295.1 sq m / 3177 sq ft

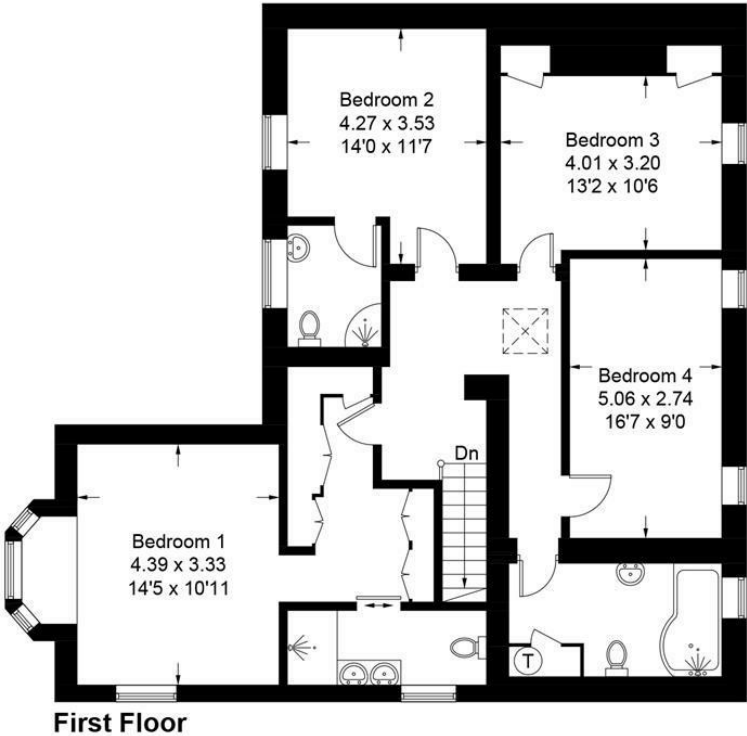
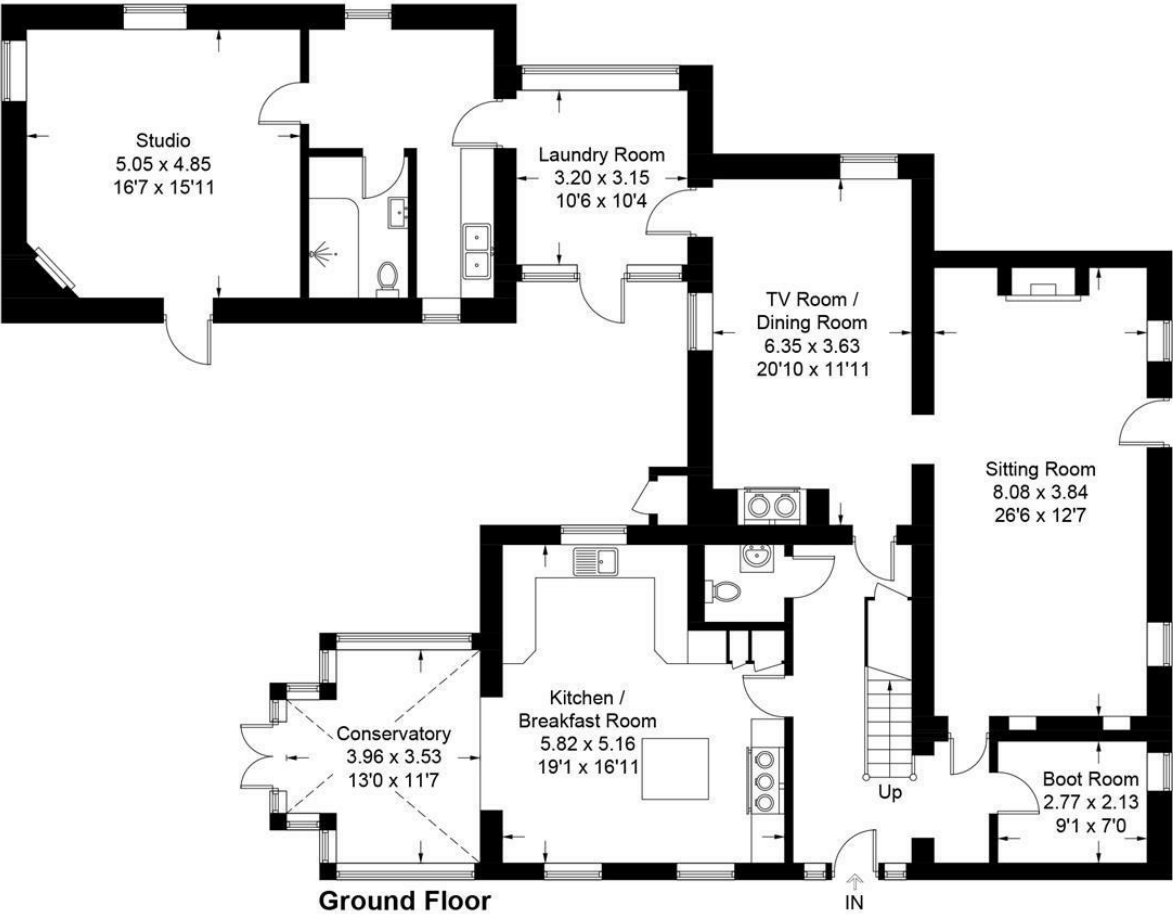


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120966)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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

Energy Efficiency Rating Summary:

- Current Rating: **D** (54)
- Potential Rating: **B** (68)



