



Ethnevas Farm House, Tresahor, Constantine, Falmouth, TR11 5PN

Offers In The Region Of £875,000

In an idyllic rural setting, yet just 1.5 miles from the well served village of Constantine and 4 miles from Port Navas and the sailing waters of the Helford River, a substantial, detached, stone-built 'farmhouse', providing extremely characterful 4 bedroom, 2 bath/shower room accommodation, together with a useful range of outbuildings, set in grounds of approximately 4.25 acres, including large, gently sloping paddock and beautifully stocked gardens, enjoying views over miles of surrounding unspoilt countryside.

Key Features

- Substantial detached stone-built farmhouse
- Far-reaching countryside views
- Highly characterful and intriguing accommodation
- Useful range of outbuildings
- Delightful rural setting
- Grounds of approximately 4.25 acres
- 4 bedrooms, 2 bath/shower rooms
- EPC rating F



THE PROPERTY

In our clients' ownership for some thirty years, the availability of 'Ethnevas Farm House' provides an exceptional and, currently, extremely rare opportunity to purchase a substantial country home of much character, with grounds extending to approximately four and a quarter acres or thereabouts, and with useful range of outbuildings, two of which, 'The Piggery' and 'The Outhouse' offer scope for conversion, subject to consents.

The two-storey, four bedroom accommodation comprises a magnificent double aspect drawing room with polished granite flooring, sitting room with inglenook fireplace, conservatory opening directly onto the gardens, entrance hall with cloakroom, utility room/study, and farmhouse-style kitchen with blue Aga. Upstairs, all rooms enjoy the far-reaching countryside views, with the master bedroom being particularly spacious with its own dressing room, en-suite shower room and feature spiral staircase to the drawing room below. The family bathroom enjoys the evening sun and, from the rear landing, a casement door opens onto decking which, in turn, leads directly onto the gardens.

The grounds comprise a large, gently sloping, well enclosed paddock to the north west side of the house; there is a lovely 'walled' garden to the front of the house with broad terrace ideal for entertaining, and an additional area of garden is situated across the track to the south eastern side of the house.

THE LOCATION

'Ethnevas Farm House' is situated along a private lane of approximately half a mile, over which it benefits from an unrestricted right of access, with the lane leading to just two other properties and adjacent farmland. The well served village of Constantine is approximately one and a half miles distant and provides an excellent range of day-to-day amenities, including highly regarded county primary school, doctors surgery, church, public house, sports club, cricket club, community hall and two convenience stores.

The picturesque, tree-lined, sheltered, day-sailing waters of the Helford River can be accessed from the villages of Port Navas and Gweek, both of which are approximately four miles distant. The A394, main Falmouth to Helston road is within a similar distance, with the port of Falmouth and university campus at Tremough being within an approximate twenty minute drive. In all, a wonderful location to live, close to the desirable North Helford Area of south Cornwall.

THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

HALLWAY

Part glazed hardwood door from the rear elevation and parking area. Ceramic tiled flooring, cloaks cupboard.

CLOAKROOM/WC

Low flush WC and pedestal wash hand basin. Radiator.

DRAWING ROOM

A magnificent double aspect room of much character, with tall glazed screen to the side elevation and shuttered window and stable-type door, both overlooking and opening onto the beautiful front gardens. Polished granite flooring throughout,

fireplace with inset glass-fronted log-burner. Circular staircase rising to the first floor. Two radiators.

SITTING ROOM

Another highly interesting and charming room, with broad stone staircase rising to the first floor landing, under which there is a tombstone dating from 1888. Tall former fireplace at one end, together with a broad inglenook at the other, with display recess to one side. Ceramic flooring throughout, two radiators, tall small pane glazed screen and French door opening onto the terrace. Beamed ceiling, further small pane casement door opening into the:-

CONSERVATORY

Overlooking and opening directly onto the front sun terrace and gardens, over which beautiful views are enjoyed to surrounding countryside in the distance.

STUDY/UTILITY ROOM

The former 'galley' kitchen. Still fitted with a range of wall and base units with inset stainless steel sink unit. Recesses with plumbing for dishwasher and washing machine. Casement door to the side elevation, tall larder cupboard, fitted desk. Radiator, ceramic tiled flooring, beamed ceiling, two steps and an archway into the:-

KITCHEN/BREAKFAST ROOM

Another highly charming double aspect room, with three deep silled windows to one side elevation overlooking the lower driveway. Small pane casement window with tiled sill to the southern side. Full range of fitted wall and base units with a Granite Inspirations worksurface between. Ceramic tiled flooring, Grant oil fired boiler providing central heating and domestic hot water. Sink unit with mixer tap, oil fired Aga. Beamed ceiling.

FIRST FLOOR

LANDING

Broad staircase with chairlift rising from the sitting room. Deep silled window to the rear elevation overlooking the paddock. Radiator.

BEDROOM ONE 'THE MASTER BEDROOM SUITE'

Superbly proportioned with two very large deep silled windows to the front elevation providing a magnificent outlook over miles of surrounding countryside as far as Goonhilly and with a glimpse of Falmouth Bay. Access to loft area, circular staircase descending to the drawing room. Radiator.

EN-SUITE SHOWER ROOM

Part tiled walls, ceramic tiled flooring. White suite comprising a low flush WC, pedestal wash hand basin and fully tiled shower cubicle with Mira instant shower and curved glazed screen. High level window to the rear elevation, towel rail/radiator.

DRESSING ROOM

A lady's dream! Broad range of full height fitted wardrobes with dresser unit between with high level window above to the rear elevation.

BEDROOM TWO

A single bedroom to the front elevation, with tall small pane



window enjoying lovely views over the gardens and miles of surrounding countryside. Radiator.

BEDROOM THREE

A double bedroom, also to the front elevation, again enjoying the fabulous, far-reaching countryside views. Radiator, range of fitted wardrobes.

REAR LANDING

Three windows to the side elevation overlooking the driveways, garaging and countryside beyond. Small pane casement door opening onto rear sun decking, with views along the length of the rear paddock. Extensive floor-to-ceiling book shelving.

FAMILY BATHROOM/WC

A spacious bathroom with small pane window to the side elevation enjoying the afternoon and evening sun. White three-piece suite comprising a panelled bath with antique-style hand-held mixer tap and shower attachment, low flush WC, wash hand basin set in vanity unit. Loft access, towel rail/radiator.

BEDROOM FOUR

Two deep silled windows to the side elevation enjoying further views over adjacent farmland and to miles of countryside beyond. Extensive range of fitted wardrobes, radiator.

THE EXTERIOR

PARKING

'Ethnevas Farm House' benefits from 'upper' and 'lower' driveways, both gravelled, which provide off-road space for multiple vehicles, as well as direct access to both the accommodation and the grounds.

UPPER DRIVEWAY

Stone hedging and retaining walls. Double garage of timber-clad construction, under a pitched roof, with twin up-and-over doors, light and power connected. Granite steps to the 'lower' driveway. Adjacent area of lawn, raised decked terrace with exterior lighting and courtesy door to the first floor (rear) landing. Oil storage and cold water storage tanks. Steps from the decked terrace to the side garden.

REAR PADDOCK

Extending to approximately three acres and enjoying a gentle, well drained, southerly aspect. Well enclosed to both boundaries by Cornish stone hedging.

'LOWER' DRIVE

Providing direct access to the house, again featuring much use of natural, local stone. Raised lawn, paved hardstanding with broad store with triple double doors, one providing access to the pump and filtration unit for the private water supply. Gravelled pathway to the entrance door with exterior courtesy lighting and raised rockery.

FRONT GARDENS

A real feature of the property - enclosed to all sides by gates and stone waling. Broad granite terrace with doors from the sitting room and conservatory - an ideal outside dining area. Stable-type door from the drawing room, double gates from the lower driveway. Laid to gently sloping lawn with beautifully stocked, rockery-edged flower and shrub borders containing

a multitude of colourful flowering plants including camellias, rhododendrons, hydrangeas, azaleas and spring bulbs etc.

FORMER PIGGERY

Located on the southern edge of the front garden, partly demolished to form a large pergola with climbing plants. Part of this building remains, of traditional stone construction under a pitched roof of natural slate, ideal for conversion to ancillary accommodation if required, subject to all necessary consents.

THE OUTHOUSE

Again of stone construction under a roof of natural slate, with two Velux roof lights providing additional lighting. Currently used as a store, but ideal as an outside office, studio or pottery etc.

SIDE GARDEN

To the southern side of the house, there is a further area of garden with rockery-edged flower beds and kitchen garden area with raised planters, cold water tap, steps to the decked terrace and courtesy door to the accommodation with courtesy lighting.

ADDITIONAL GARDEN AREA

From the corner of the front garden, a five-bar gate opens onto the driveway which continues to a field gate to 'Nanjarrow Farm'. To the lower side of the driveway, there is another area of ground in the ownership of 'Ethnevas Farmhouse', which has been mainly cleared and is well defined by low stone walling and boundary hedging.

GENERAL INFORMATION

SERVICES

Mains electricity is connected to the property. Private water supply via a borehole. Private septic tank drainage. Oil fired central heating.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

From the crossroads on the southern side or Argal Reservoir, turn right signposted to Constantine, Gweek and Treverva. Proceed through Treverva, past the left-hand turning to Constantine, following the signs to Treverva and Gweek. Continue on this road passing through the village of Lamanva and hamlet of Eathorne. Approximately two miles after Lamanva, just after 'Fir Tree Farm' on the left-hand side, take the next left-hand turning marked 'Public Footpath' and 'Ethnevas Farm House'. Proceed along this private, mainly concreted driveway for approximately half a mile, with 'Ethnevas Farm House' being the second property along the lane after 'Blackthorn Farm'.





Tresahor, Constantine, Falmouth, TR11

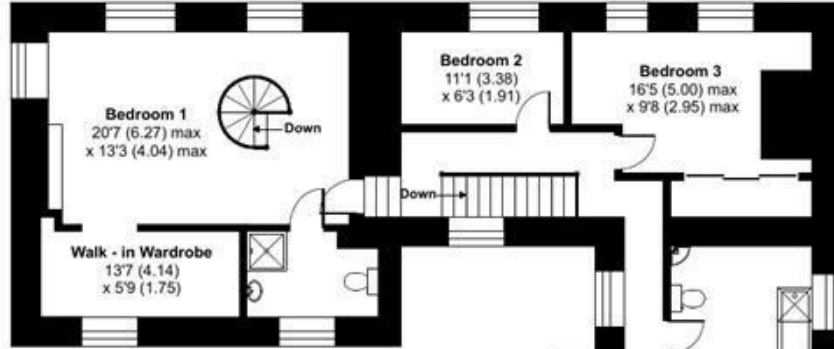
Approximate Area = 2748 sq ft / 255.2 sq m

Garage = 306 sq ft / 28.4 sq m

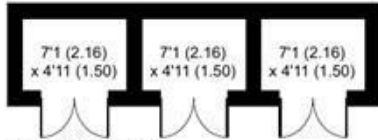
Outbuildings = 416 sq ft / 38.6 sq m

Total = 3470 sq ft / 322.3 sq m

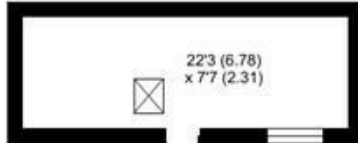
For identification only - Not to scale



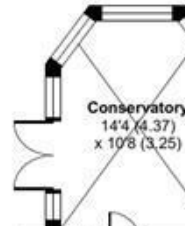
FIRST FLOOR



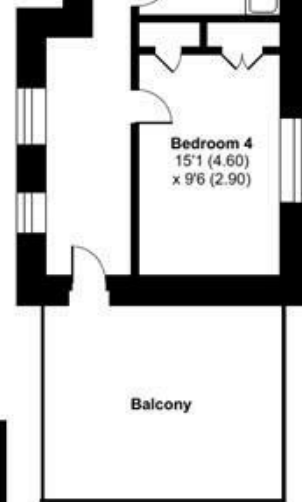
THE PUMP HOUSE



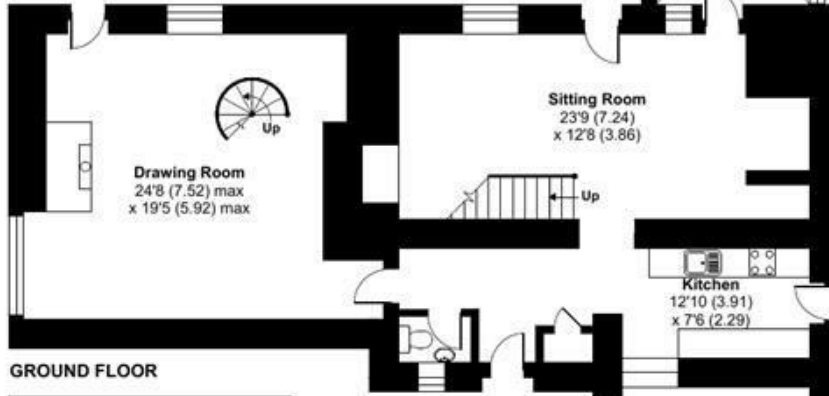
THE OUTHOUSE



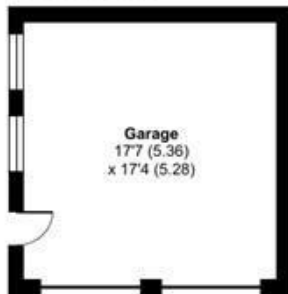
Conservatory
14'4 (4.37)
x 10'8 (3.25)



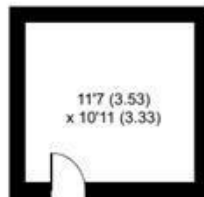
Balcony



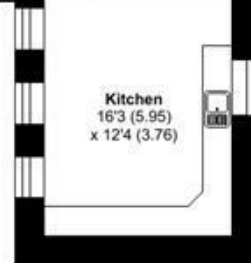
GROUND FLOOR



Garage
17'7 (5.36)
x 17'4 (5.28)



THE PIGGERY



Kitchen
16'3 (5.95)
x 12'4 (3.76)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Laskowski & Company. REF: 952186