



## Tresooth Farm Cottage, Penwarne Road, Mawnan Smith, Falmouth, TR11 5PF

Guide Price £1,200,000

A beautifully presented 4 bedroom 19th Century detached farmhouse, sympathetically extended in 2007/08 and situated within approximately 7 acres of grounds to include extensive gardens, woodland and a 4.6 acre paddock with stable block. The property provides its own private driveway, accessed by a 5-bar gate off Penwarne Road which extends through the paddock to the stables. For those looking to develop, a large stone barn currently used for garaging and storage, has planning permission for conversion to form 2 holiday cottages. The generous accommodation includes, on the ground floor: entrance hall, dual aspect living room with granite fireplace and wood-burning stove, traditional farmhouse kitchen with marble flooring and large oil fired Aga, south west facing garden room which opens onto the surrounding terrace and dining room with log-burner. On the first floor are 4 double bedrooms (principal en-suite) and a family bathroom. The grounds include beautifully stocked formal gardens, large kitchen garden with polytunnel and natural woodland which borders open countryside. The paddock is approaching 5 acres in total and is ideal for those looking to accommodate ponies or other livestock, the stable block provides 4 stables, a tack room and tractor store/workshop. In all, a stunning country home, that should be viewed at the earliest opportunity.

### Key Features

- Detached 19th Century 4 bedroom farmhouse
- Grounds of approximately 7 acres in total
- Beautiful landscaped gardens, kitchen garden and woodland
- Solar panels with Tesla battery storage
- Sought-after location close to Mawnan Smith
- 4.6 acre paddock with stable block
- Detached stone barn with planning permission
- EPC rating E



## THE LOCATION

'Tresooth Farm Cottage' occupies a 'hidden' yet highly convenient position approximately half a mile from Argal Lake and just two miles from the village of Mawnan Smith, whose excellent day-to-day amenities include public house, doctors surgery, garage, convenience stores, village hall, junior school and the internationally renowned gardens at Trebah, Glendurgan and Carwinnion. Located in this highly sought-after North Helford Area, the beautiful tree-lined creeks of the Helford River are within easy reach, as are sandy bathing beaches on Falmouth Bay and the dramatic South West Coast Path. The port of Falmouth is just three miles away, with the cathedral city of Truro approximately ten miles distant.

## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

### ENTRANCE HALL

15'2" x 7'5" (4.64m x 2.27m )

A bright welcoming reception area with slate flooring and full breadth range of replacement uPVC double glazed windows with slate sills and doorway, overlooking and opening from the rear and side parking areas. Radiator, loft access, storage alcove, built-in double cloaks cupboard. Panelled timber door to the:-

### UTILITY ROOM

3.05m x 4.85m

Slate flooring, inset down-lighters, double glazed window with slate sill to the side elevation. Range of fitted wall and base units with inset stainless steel sink unit with mixer tap and drainer. Worcester Heatslave oil fired boiler providing hot water to the utility room, wet room and central heating. Recess with plumbing for washing machine and tumble dryer, doorway to the side elevation, radiator, door to the:-

### GROUND FLOOR CLOAKS/WET ROOM

Attractively appointed with white ceramic tiled walls and slate flooring. Twin-head shower, extractor fan, downlighters, under-floor heating, wall mounted wash hand basin with mixer tap, low flush WC with concealed cistern. Obscure double glazed window to the front elevation, towel rail/radiator.

### LIVING ROOM

15'4" x 22'11" (4.68m x 7.00m )

Overall measurements, including stairwell, of a superbly proportioned double aspect room with oak flooring throughout, ceiling beams and granite inglenook-style fireplace with raised granite hearth and inset glass-fronted log-burner. Double glazed window to the side elevation and double, double glazed, casement doors to the patio and main garden areas. Two radiators, high level oak cupboard housing consumer unit, inset downlighters, TV aerial socket. Turning staircase with oak handrails and balustrading, leading to the part galleried first floor landing and with storage below. Broad archway opening into the:-

### GARDEN ROOM

12'1" x 9'1" (3.70m x 2.77m )

A delightful room, enjoying the afternoon and evening sun with views over the attractively landscaped side patio gardens to woodland areas beyond. Oak flooring, one

exposed stone wall, inset downlighters, radiator, double glazed windows with sills and casement doors to the gardens.

### KITCHEN/BREAKFAST ROOM

11'10" x 18'2" (3.63m x 5.56m )

A superb, family sized, farmhouse-style kitchen/breakfast room, double aspect, with travertine marble flooring throughout, beamed ceiling and magnificent inglenook with inset green oil fired Aga, providing hot water to the remaining parts of the house and cooking facility, with additional gas hob and concealed recessed lighting. Deep silled double glazed window to the side elevation and further double glazed window to the front, both providing a lovely outlook over the gardens. Range of bespoke hand-built timber units with polished granite worksurfaces and drainer to a white ceramic butler-style sink with mixer tap. Integrated Siemens dishwasher. Matching peninsula unit. Radiator, inset downlighters. Timber panelled door from the lounge and part glazed timber panelled door to the:-

### DINING ROOM

14'9" x 18'2" (4.50m x 5.56m )

Maximum measurements of a large second reception room, with traditional beamed ceiling and fireplace with timber mantel, slate hearth and glass-fronted log-burner. Double glazed window to the front elevation, wall lights, two radiators, TV aerial socket. Part glazed door to the:-

### FRONT PORCH

Replacement uPVC double glazing, providing a lovely, sunny, sitting area. Quarry tiled flooring and sill, door to the gardens.

## FIRST FLOOR

### LANDING

Turning staircase rising from the lounge, Velux roof light, loft access and built-in double wardrobe with hanging rails. Traditional timber panelled doors, including to:-

### BEDROOM ONE

15'4" x 11'10" (4.68m x 3.62m )

Second measurement excludes door recess. Another light, double aspect room, with replacement double glazed windows to both side elevations, one providing lovely views over the gardens to the stabling and field beyond. Inset downlighters, two radiators, TV aerial socket, built-in shelved cupboard, door to the:-

### EN-SUITE SHOWER ROOM

Most attractively appointed with a contemporary white suite including a low flush WC with concealed cistern, wash hand basin with mixer tap, both set in a range of storage cupboards with further cupboards above including wall mirror with downlighters. Replacement obscure uPVC double glazed window to the side elevation with slate sill, ceramic tiled flooring, towel rail/radiator, walk-in shower cubicle with dual-head shower.

### INNER LANDING

16'7" x 6'6" (5.07m x 1.99m )

Velux roof light, access to additional loft storage area, built-in linen cupboard. Radiator. Further traditional timber panelled doors to:-



## BEDROOM TWO

20'0" x 10'0" (6.10m x 3.06m )

Double aspect with uPVC double glazed windows to the front and side elevations. Part barrelled ceiling with exposed timbers and inset downlighters, hardwood flooring, radiator, access to additional loft storage area.

## BEDROOM THREE

15'5" x 10'5" (4.70m x 3.20m )

Replacement double glazed window to the front elevation, part barrelled ceiling, exposed ceiling beams, radiator, TV aerial socket, telephone point.

## BEDROOM FOUR

10'1" x 11'1" (3.08m x 3.40m )

Replacement uPVC double glazed window to the front elevation, part barrelled ceiling with exposed beams, traditional floor boarding, radiator.

## FAMILY BATHROOM/WC

Most attractively appointed with a contemporary, white, four-piece suite with panelled bath with antique-style mixer tap with shower attachment, low flush WC, pedestal wash hand basin and separate walk-in shower cubicle with dual-head mains-powered shower. Obscure uPVC double glazed window to the side elevation, ceramic tiled walls and floor, towel rail/radiator, inset downlighters, built-in full height airing cupboard housing foam-lagged copper cylinder with immersion heater.

## THE EXTERIOR

'Tresooth Farm Cottage' is accessed via its own private driveway to the south side of the property which runs through the paddock to the stable yard. To the north side of the property, unrestricted access is granted over a second driveway owned by neighbouring 'Tresooth Barns', and passing the detached barn leading to the rear parking area and gated woodland.

## BARN WITH PLANNING PERMISSION

38'6" in length x 17'7" in depth (11.75m in length x 5.37m in depth )

Of mainly stone construction under a pitched corrugated roof with three double doors to the front elevation. Light and power connected. Attached store - 12'1"(3.70m) x 13'6" (4.12m) - with further part open-fronted area 13'5"(4.10m) x 10'0"(3.07m). The footings and drainage have been laid in accordance with the conditional planning consent for the conversion of this building - planning reference: PA10/03199.

## PARKING

The front private driveway leads to the stable block with a large area for parking. The rear shared driveway provides further parking immediately to the side of the property where there is a gate to the front gardens, courtesy door to the utility room, courtesy lighting, and exterior water tap. An additional brick-paved parking area provides space for five/six vehicles. Door to the entrance hall with further courtesy lighting and timber gate to the gardens, Wall mounted Tesla solar power battery.

## SIDE PATIO AND GARDEN

Beautifully landscaped, enjoying a sunny southerly and westerly aspect, paved, with courtesy doors from the living

accommodation. Raised beds with ornamental shrubs, built-in barbecue, steps to the raised side garden. Beautifully planted with pathways leading to the other garden areas, containing a vast array of plants including hydrangeas, acers, magnolia, roses, fuchsias and laurel, etc. Large capacity oil storage tank. Timber archway to the:-

## FORMAL GARDENS

Laid to level lawn, again with beautiful shrub borders, mature trees and paved patio. Over-hanging pine and banana trees.

## KITCHEN GARDEN

Former paddock, now laid and planted as a substantial kitchen garden with polytunnel, vegetable beds and various fruit trees including apple, pear, plum and cherry.

## WOODLAND

With a fine array of mature (protected) trees, and bordered to both the side and rear boundaries by unspoilt countryside.

## STABLE BLOCK

Accessed from both the front and rear driveway and enclosed with stock proof fencing. Four stables, tack room and large tractor store. Light, power and cold water connected.

## PADDOCK

Located immediately to the front of the stables where there is post and rail fencing from the yard area. The paddock extends to approximately 4.6 acres, mainly level and well enclosed to all boundaries by hedging and mature trees. The private drive and gateway gives access to Gypsy Lane and Penwarne Road adjacent to a public bridle way.

## GENERAL INFORMATION

### SERVICES

Mains electricity and water are connected to the property. Private drainage. Oil fired central heating. Solar panels with Tesla battery storage. Telephone points (subject to supplier's regulations). Full fibre broadband available.

### COUNCIL TAX

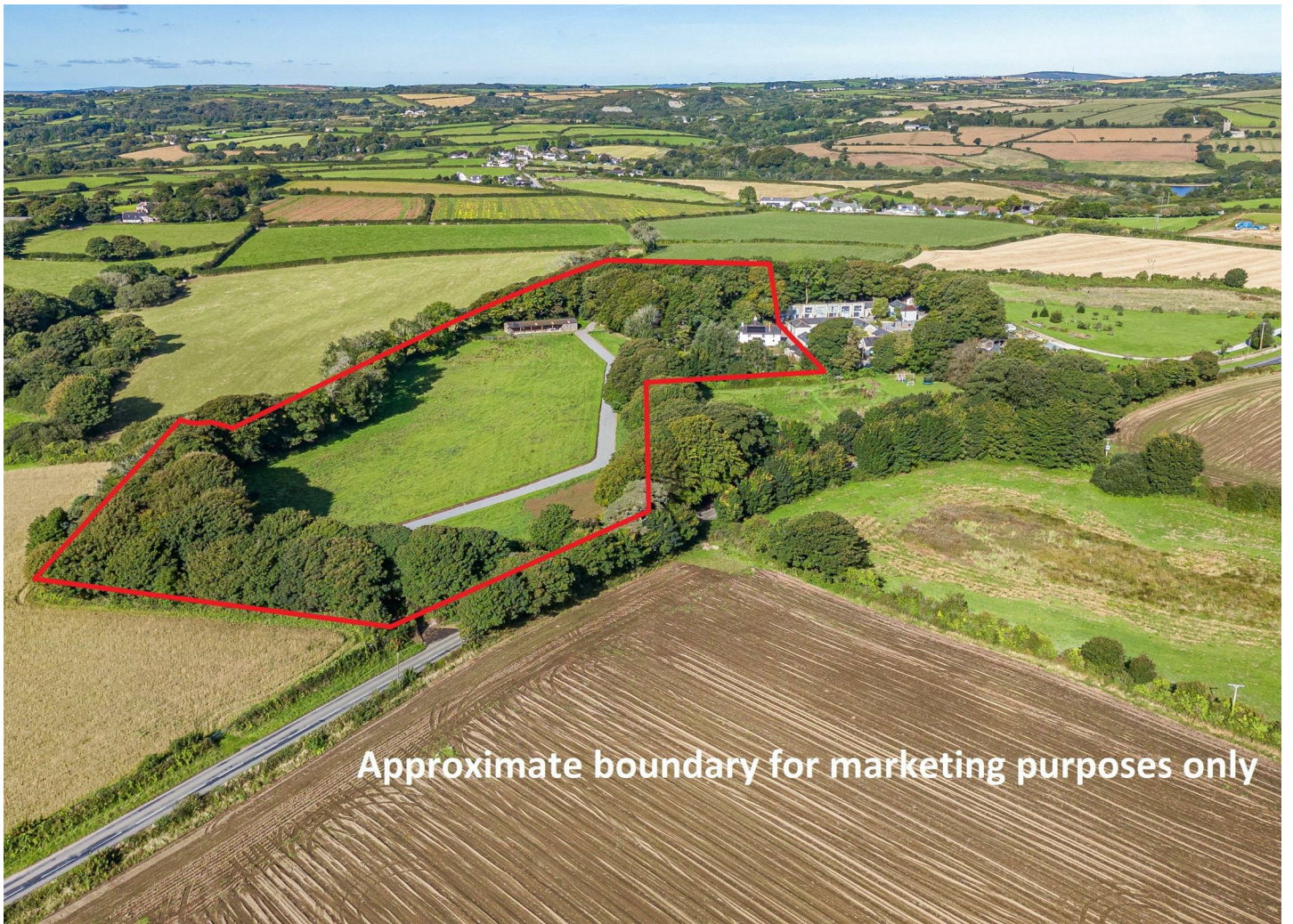
Band D - Cornwall Council.

### TENURE

Freehold.

### VIEWING

Strictly and only by prior appointment with the vendors' Sole Agents - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.









# Floor Plan

## Penwarne Road, Mawnan Smith, Falmouth, TR11 5PF

Main House = 2450 sq ft / 227.6 sq m

For identification only - Not to scale



Outbuildings = 2350 sq ft / 218.3 sq m

For identification only - Not to scale

