



**LASKOWSKI & Co**  
ESTATE AGENTS

## **The Farmhouse, Higher Goneva Farm, Gwinear, Hayle, TR27 5LF**

**Offers In Excess Of £650,000**



An exquisite former farmhouse, beautifully and most tastefully refurbished by the present owner, occupying a delightful semi-rural location, perfectly positioned for mid and west Cornwall's amenities, beautiful beaches and stunning coastline.

- Grade II Listed farmhouse
- 3/4 bedrooms
- Far-reaching views to St Ives
- Attached annexe
- Beautifully refurbished and presented
- Charming reception rooms
- Lovely gardens of approximately 1 acre
- Immediate vacant possession

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## THE LOCATION

St Ives – 10 miles \* Cathedral city of Truro – 18 miles \* Marazion and St Michaels Mount – 8 miles \* Gwithian Towans – 5 miles \* Out of town shopping facilities – 3.6 miles



'The Farmhouse' occupies a beautiful, peaceful setting, having been the original farmhouse for 'Higher Goneva Farm', on the rural outskirts of the village of Gwinear. Well away from passing traffic, off a picturesque tree-lined lane, 'The Farmhouse' enjoys an extremely sunny and sheltered aspect, with the front west-facing elevation enjoying picturesque views over its own grounds and neighbouring farmland to Trencrom Hill, on the outskirts of St Ives, in the distance.

## THE PROPERTY

Known to exist prior to 1700 and with parts dating back to circa 1600, 'The Farmhouse' is a traditional cross-passage house of fine granite elevations under a picturesque roof of thatch and Cornish slate. Many authentic features include a Listed entrance door, plank and muntin panelling, open fireplaces, small pane sash windows and beamed ceilings etc, with all main rooms overlooking and opening onto a beautiful courtyard garden with gate onto extensive formal lawned gardens beyond. The accommodation comprises three charming reception rooms, three bedrooms including a 'master' with en-suite, luxurious family bathroom and a ground floor 'annexe' with permission for further extension.



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Clematis clad entrance with Listed panelled door to the:-

## RECEPTION HALL

Beamed ceiling, tiled flooring, turning staircase rising to the first floor landing, radiator, traditional panelled doors to the reception rooms.

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### SITTING ROOM

11'2" x 12'0" (3.42m x 3.67m)

A charming double aspect room with deep silled small pane casement window to the rear elevation and sash window with panelled reveals overlooking the front gardens. Beamed ceiling, oak flooring, inglenook fireplace with glass-fronted Jotul log-burner.



### FAMILY ROOM/SNUG

10'4" x 12'0" (3.17m x 3.67m)

Another charming versatile room with sash window to the front elevation, beamed ceiling and former inglenook fireplace with clove oven and granite lintel.



### INNER LOBBY

Granite flooring and door to:-

### UTILITY ROOM

6'5" x 6'0" (1.96m x 1.84m)

Deep silled casement window, built-in cupboard and timber worksurface with ceramic butler-style sink. Door to:-

### CLOAKROOM/WC

Low flush WC with concealed cistern, storage cupboard with Flomaster hot water cylinder and immersion heater. Computerised timer control panel, radiator, deep silled window to the rear.



### KITCHEN/DINING ROOM

18'11" x 11'10" (5.79m x 3.63m)

A beautiful room with large granite flagstone flooring throughout and sash windows to both the front and rear elevations. Granite inglenook fireplace with solid fuel Aga. Display/book shelving, beamed ceiling, radiator, door to the front gardens, archway to the:-



### KITCHEN AREA

Another highly characterful, light, double aspect room with casement windows overlooking the gardens. Timber flooring, radiator, canopied ceiling, range of fitted wall and base units with granite worksurfaces between with inset butler-style ceramic sink with mixer tap. Miele four-ring ceramic hob with oven/grill below. Integrated fridge, freezer and dishwasher.



### FIRST FLOOR

Turning staircase from the reception hall with, at mid landing, sash window to the rear elevation, and staircase continuing to the:-

### LANDING

Original timber panelled walls, timber floor and door to linen room with ample shelving and cupboards.

### MASTER BEDROOM

13'1" x 11'10" (3.99m x 3.61m)

Mellow timber flooring, bedroom fireplace, sash window to the front elevation enjoying a lovely outlook over surrounding countryside. Access to loft area, radiator, built-in double wardrobe, door to:-



### EN-SUITE SHOWER ROOM

Again, most attractively appointed with a quality white contemporary suite comprising a low flush WC with concealed cistern, walk-in shower cubicle with double head shower, and broad wash hand basin with mixer tap. Mellow timber flooring, radiator, part tiled walls, roof light.

### FAMILY BATHROOM

A magnificent bathroom with fully exposed pitched ceiling and deep silled small pane window to the front elevation. Timber flooring, radiator, white suite comprising low flush WC with concealed cistern, roll-top bath with mixer tap, and pedestal wash hand basin.



### **BEDROOM TWO**

10'5" x 12'0" (3.18m x 3.66m)

Fully exposed ceiling with roof trusses. Bedroom fireplace, sash window to the front, radiator, built-in double cupboard.



### **BEDROOM THREE**

7'4" x 9'3" (2.24m x 2.82m)

Again, featuring a fully exposed pitched ceiling and roof truss. Small pane window to the front elevation, radiator.



### **THE ANNEXE**

Forming one side of the front courtyard gardens, benefiting from planning permission for additional kitchen and shower room extension to provide a self-contained ground floor annexe.

### **LIVING ROOM**

13'1" x 10'0" (3.99m x 3.07m)

Stable door and casement window to the front gardens, further deep silled casement window to the rear. Fireplace with granite lintel.

### **BEDROOM**

8'1" x 10'4" (2.48m x 3.17m)

Windows to both front and rear elevations, part canopied ceiling.



## THE EXTERIOR

### ENTRANCE

'The Farmhouse' benefits from a private driveway off the tree-lined approach lane. Ample parking is provided for numerous vehicles with more than enough space for the construction of a garage, if required, subject to consents. Further area of level lawn to the rear of the farmhouse bordering the new driveway to the neighbouring buildings.

### FRONT COURTYARD-STYLE GARDEN

A real feature of the property, part gravelled, paved and laid to lawn with broad brick-edged granite sett pathways. Covered passage with pedestrian gate from the side parking area, sheltered porch with door to the kitchen/breakfast room, fifty year old peach tree. Stone wall and rose covered arch with gateway and granite gateposts to the main garden area.

### LAUNDRY/BOOT ROOM

17'7" x 5'10" (5.38m x 1.78m)

Stable door from the front courtyard garden, radiator, part exposed stone wall, built-in workbench, butler-style sink with slate drainers. Roof lights.

### MAIN GARDEN AREA

Lying immediately to the western side of the house, enjoying an extremely sunny and sheltered, south and west-facing aspect, overlooking adjacent fields to miles of surrounding countryside. Comprising an extensive area of level lawn, well enclosed by stone walling, shrubberies and hedging to all sides.



## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage will be connected to the property. Telephone points (subject to supplier's regulations). Oil fired central heating.

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

Freehold.

### POSSESSION

Immediate vacant possession upon completion of the purchase - the vendor offering the additional benefit of no onward chain.

### VIEWING

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

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## DIRECTIONAL NOTE

It is recommended you follow the route towards Penzance on the A30:-

1: Take the Camborne (West) exit, turn left at the top of the exit slip road and then right at the roundabout, signposted to Connor Downs.

2: As you enter the village of Connor Downs turn left at the crossroads, signposted to Carnhell Green. Continue on this road, passing Trevaskis Farm Shop then Rosewarne Manor on the right, over the level crossing, and on into the village.

3: At the junction turn right and continue, passing the pub on the left, for exactly half a mile. You will see a double bend sign on the left, and directly ahead, on the very sharp left-hand bend, a double-fronted stone cottage with French windows (and a red post box recessed into the left side), and a tall black and white Victorian house with a palm tree in the garden to its left. Turn right immediately in front of these cottages onto an unmade lane, (this is Rosewarne Road). The wooden entrance gate to 'The Farmhouse' is the first on the left about 100 yards further on. (NB: If you pass a large white house with a central arched window on the left – which is immediately after the sharp left-hand bend – or the big sign on the left for 'Parbola', you have gone too far and will need to turn around and go back).



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