



Tregithey Farm
Manaccan Helston

LODGE & THOMAS
ESTABLISHED 1892

Tregithey Farm,
Carne, Manaccan,
Helston, Cornwall TR12 6HD

Guide Price £1,500,000 Freehold

A highly desirable and attractively situated country property set in an extremely private setting boasting a period five bedroom farmhouse, a three bedroom barn conversion in grounds extending in all to 23 acres or thereabouts.

Set in a delightful rural location close to Gillan Creek on the Lizard Peninsula, bordered by National Trust woodland with access to a quay.

The Property

Tregithey Farm comprises a detached character five-bedroom farmhouse of traditional construction with latter-day extension to the rear with a detached converted barn providing three bedroom accommodation and used as a holiday let or overflow accommodation.

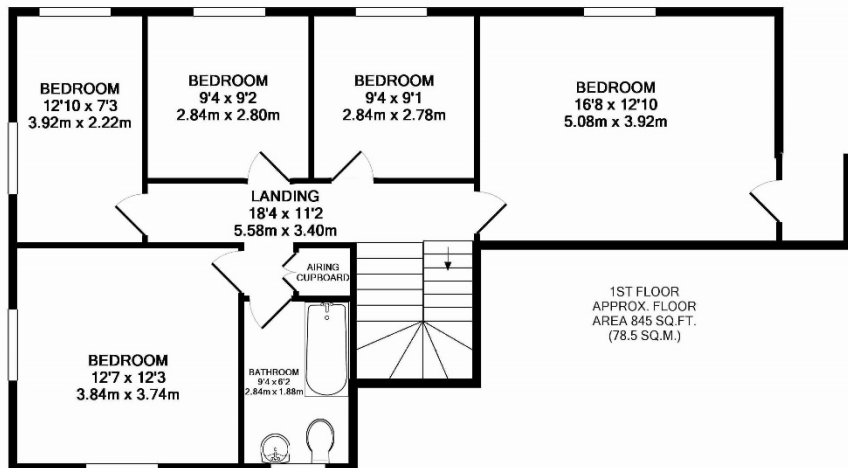
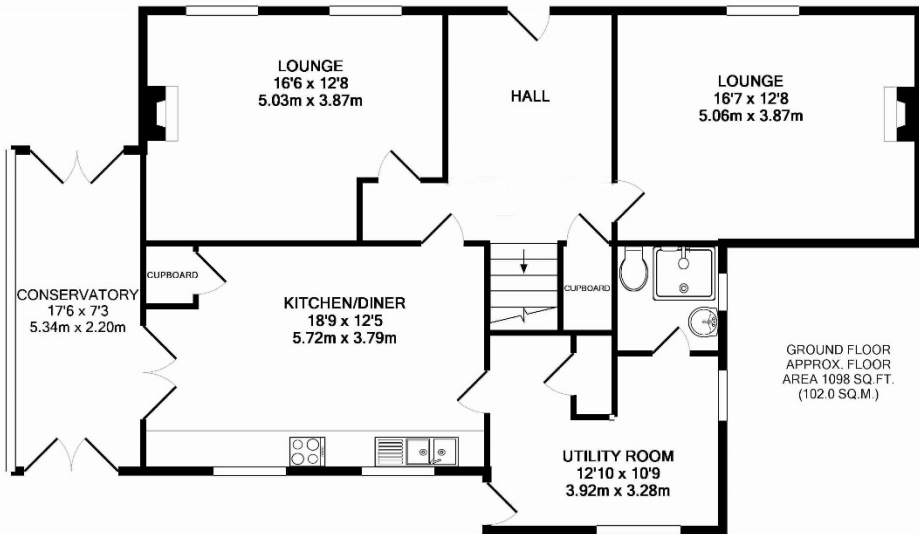
The farmhouse retains many original features, to include beamed ceilings and panelled doors, and has been altered and extended to provide comfortable family accommodation with a generous size entrance hall with reception rooms off, spacious kitchen/breakfast room with a conservatory to the side and a useful laundry/utility room with a ground floor shower room wc. The first floor comprises five bedroom, four of which are doubles, a single bedroom and a family bathroom.

To the east of the property lies Tregithey Barn, which for many years has been used as a successful holiday let and comprises two bedrooms and a bathroom to the ground floor. Master bedroom with en-suite and open plan kitchen/living/diner with direct access to the garden on the first floor.

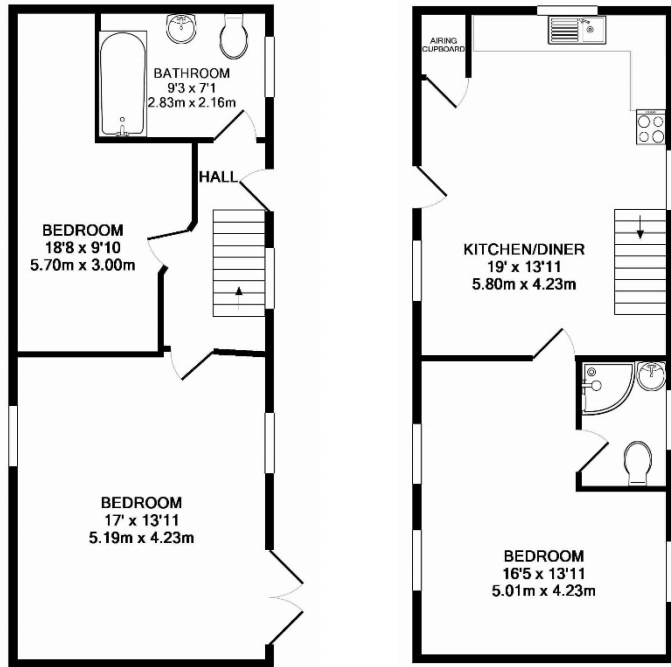
To the side of the converted barn there is an undeveloped single storey former cattle house offering tremendous potential subject to obtaining necessary planning consents.



Tregithey Farmhouse



Tregithey Barn



Services: Mains water and electricity. Private Drainage. None of these services have been tested and therefore no guarantees can be given.

EPC: Tregithey Farmhouse - E Tregithey Barn - G

Council Tax Band: N/A - The properties are currently used as a successful holiday lets and have been deregistered for council tax and registered for business rates. The current RV £10,250.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Outside

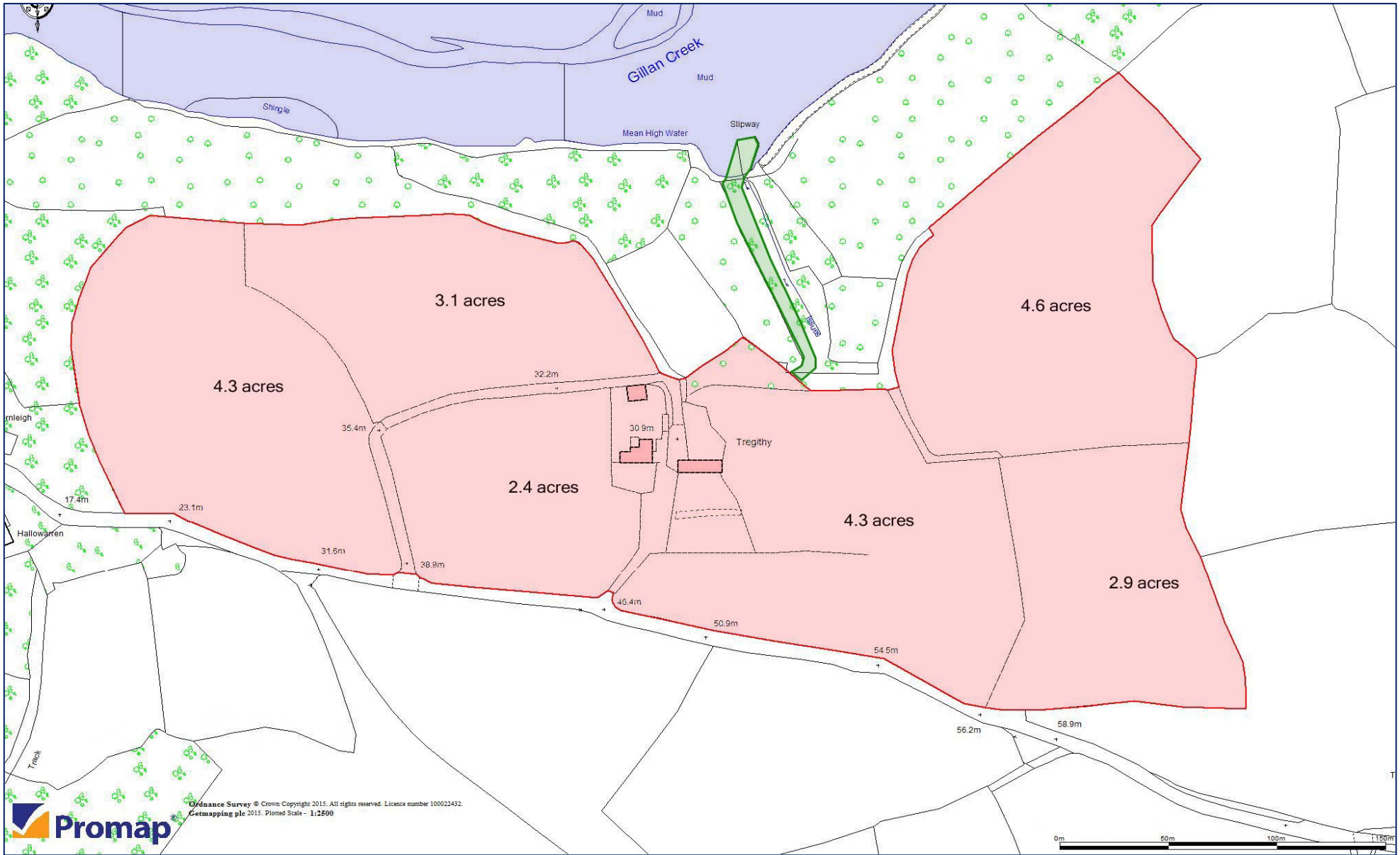
The property is approached by a gravelled driveway, bordered by fields leading to a level gravelled parking area for numerous vehicles and trailers, providing access to the useful outbuildings, comprising; **Former Piggeries** (38'6 x 9'), **Double garage/Boat storage** (23' x 16') with WC, and former **Cow's House** (26' x 14').

The gardens for both properties are principally laid to lawn with mature established shrubs and plants.

The farmland extends in all to 21.5 acres or thereabouts, comprising six level and sloping pasture fields, suitable for farming or equestrian use. The land is currently let to a local farmer on an annual Farm Business Tenancy.

Tregithey Farm formerly owned an area of creekside woodland which the late owner gifted to the National Trust in 1989, whilst retaining access to Tregithey quay, which is a landing quay on the tidal Gillan Creek where small boats can be launched, shown coloured green on the attached plan.





Location

Tregithy Farm is situated in a truly private and sheltered setting with no immediate neighbours on the south banks of the Gillan Creek, a popular location for the local and visiting yachtsman. Gillan Creek is a small separate tidal creek situated on the southern side of the wood fringed Helford River with its sheltered creeks and inlets. The river and creek open onto the superb sailing waters of Falmouth Bay and the Carrick Roads.

The former market town of Helston, home to the famous Furry Dance on Flora Day is approximately 11 miles distance and boasts a wide range of retail and professional and health services and leisure facilities whilst locally the village of Manaccan provides a public house and village school. St Keverne, approximately 3½ miles distant provides for services and facilities for every day requirements.

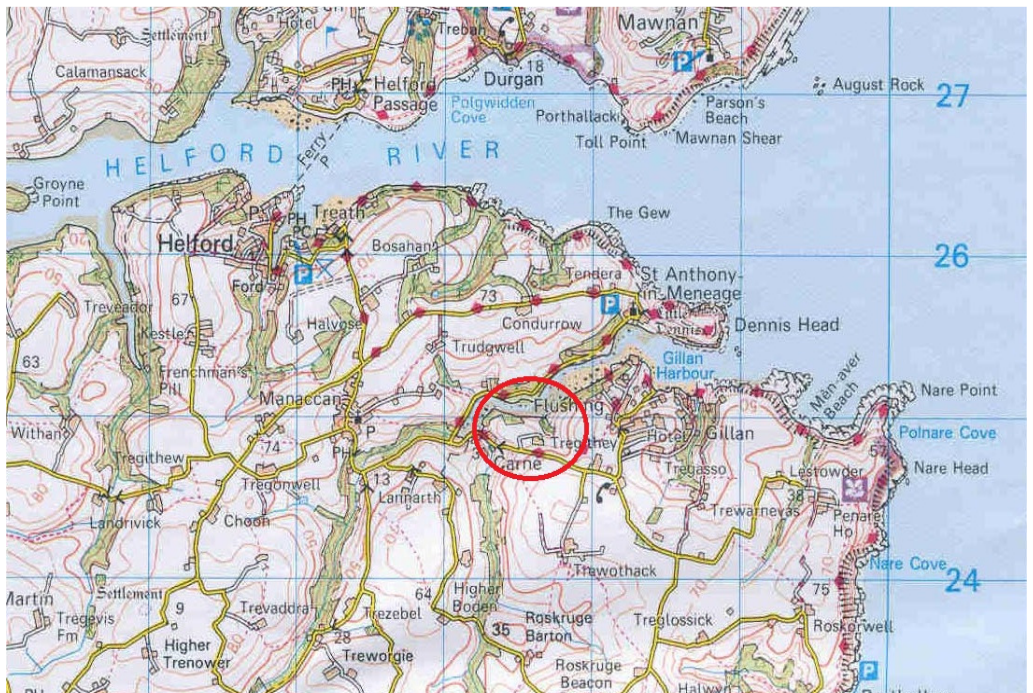
The Lizard Peninsula, an Area of Outstanding Natural Beauty provides a plethora of country, wooded, creekside and clifftop walks and the property is superbly placed for easy access to the sailing waters of the Helford River, Falmouth Bay and the south coast of Cornwall.

The Helford village and the popular sailing club with bar and restaurant organises a variety of social events throughout the year along with regular dinghy racing in the summer. The property lies in the renowned agricultural district in beautiful unspoilt countryside in the heart of the popular and thriving holiday area of the Lizard Peninsula.

Directions: From the crossroads in the centre of Manaccan, follow the road down past the New Inn and over the bridge bearing left signposted St Anthony, Flushing, Porthallow and Gillan. Follow this road for approximately ¾ of a mile ignoring the left turn to St Anthony and the entrance to Tregithy Farm is on the left hand side on the hill leading to Gillan.

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Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas. 01872 272722





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Estate Agents

Valuers

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