



Carthew House,
Wendron, Helston

Carthew House,
Carthew Lane, Wendron, Helston TR13 0HY

Guide Price - £845,000 Freehold

A detached farmhouse in an elevated position providing spacious four bedroom family accommodation with a range of useful outbuildings and grounds approaching 5 acres.

- Character detached farmhouse
- Spacious four bedroom family accommodation
- Integral annexe
- Useful range of outbuildings
- Mature gardens
- Grounds approaching 5 acres
- Accessible rural location





The Property

Carthew House is a former farmhouse primarily of traditional granite and stone construction under a slate roof, with latter-day extensions, which has been sympathetically refurbished and altered to offer spacious family accommodation with a plethora of charm and character.

The entrance hall leads through to a spacious open plan kitchen/diner with freestanding units and a feature solid fuel oven, a generous sized utility room with cloakroom off. Two reception rooms, a conservatory, a secondary kitchen and shower room, complete the ground floor. The conservatory requires refurbishment. From the hallway, a turning stairway to a galleried landing offers doors to two bedrooms and a bathroom in the original farmhouse, with a passage way leading through to the extension providing two further bedrooms both with en-suite facilities.

Overall, the accommodation extends to about 2,300 sqft of floorspace which is warmed via oiled fired boilers.

Outside, the property is complemented with enclosed gardens to the front predominantly laid to lawn interspersed with flowerbeds, a further garden area below the photographic studio and productive vegetable gardens above the stone barn.

There are a variety of useful outbuildings with the opportunity for other uses, subject to planning, comprising a photographic studio, a traditional stone constructed single storey stone barn with lean-to potting shed, a further traditional stone barn, part two storey and single storey piggeries, with the former offering kitchen facilities and loft space over, two greenhouses and a garden shed.

The land, with vehicular access from an adopted bridleway, is divided into three manageable enclosures and is laid to pasture and bounded in the main by mature Cornish hedge banks. From the land, extensive views are enjoyed over the surrounding countryside. Within the land lies an opened fronted fields shelter on a concrete base. Overall, the grounds extend to 4.99 acres or thereabouts.

The property is approached from the public highway via a no-through lane serving neighbouring properties via a short access driveway to a level parking area.





Services

Mains water, mains electricity and oil-fired central heating. Private foul drainage. **Solar Panels** - 14 solar panels lie on the roof of the barn producing electricity with the benefit of feed-in tariff. Further details on request. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all 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.

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Approximate Area = 2384 sq ft / 221.5 sq m
Annexe = 790 sq ft / 73.4 sq m
Outbuildings = 1943 sq ft / 180.5 sq m
Total = 5117 sq ft / 475.4 sq m

For identification only - Not to scale



Location

Carthew House lies in an accessible location in the rural sporadic hamlet of Carthew, approximately 6 miles north of the old market town of Helston, famed for its annual Flora Dance, providing a wide range of shopping, schooling, health and leisure facilities. The Lizard Peninsula, an area of Outstanding Natural Beauty, lies to the south of Helston, providing access to many beaches and scenic walks. To the north, the conurbation towns of Camborne and Redruth are easily accessible and the north Cornish coast, famed for its surfing and sandy beaches, lies within 6 miles. For the outdoor enthusiasts, there numerous bridle paths and quiet lanes for riding out or cycling and the Stithians Reservoir for water sports lies within 4 miles. The county town of Truro, the main administrative centre of Cornwall is approximately 15 miles distant, the port of Falmouth, providing access to the sheltered sailing waters of the Carrick Roads, 11 miles, and the mainline railway station and access to the A30 dual carriage is available at Redruth, approximately 4 miles distant.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Helston, take the B3297 towards Redruth passing Falmouth Golf Course on the left hand side. Proceed through the village of Wendron and Trenear passing on and through Farms Common and after approximately 6 miles, once passing the hamlet of Burras rising up the hill, the entrance lane to Carthew will be found on your left hand side. Proceed down the lane for approx. 100 yds and the driveway to Carthew House will be found on the right hand side.

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