

~~CHRISTOPHERS~~

**AN EXCITING & UNIQUE PRIVATE AND SECLUDED ESTATE EXTENDING TO
36.28 HA (89.64 ACRES) OR THEREABOUTS, CLOSE TO RENOWNED
SAILING WATERS OF THE HELFORD RIVER**

**TREGOOSE FARM
TRELOQUITHACK
WENDRON, HELSTON
CORNWALL
TR13 0NT**

O.I.R.O. £3m



HELSTON 4 MILES * PENRYN 7 MILES * FALMOUTH 9 MILES * TRURO 15 MILES

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The main house together with two cottages, tennis court, a range of traditional buildings, modern farm buildings and a total area of 36.28 hectares (89.64 acres) of quality land and woodland, should appeal to the discerning purchaser.

To find this small estate, one will follow the A394 road from Falmouth to Helston, and before Trevennen turn left, proceed for a further half mile and turn left where you face the end of a cottage. Continue for a further half mile and the property is on the right hand side and you will need to proceed down the entrance. Proceed down the lane with various flowering shrubs each side, to the farm courtyard with the house on the left hand side.

This is the type of property that rarely comes to the market and an early viewing is essential for those looking for seclusion and privacy.

TREGOOSE HOUSE

This is a substantial seven bedroom house situated on the south side of the courtyard with a southerly aspect and far reaching country views out over the Lizard Peninsula.

CONSTRUCTION

Tregoose House is built of stone, rendered and painted white. Whilst the extension is concrete block built – all under slate roofs.

The rear porch/entrance is constructed of concrete block as an extension to the main house, with white UPVC double glazed door and glazed side panel. Masonry tiled floor and stairs to first floor.

Door to

KITCHEN 4.5m x 2.9m with blue Aga oil fired cooker in alcove with attractive granite arch, tiled floor, ample floor and wall units, double sink unit with single drainer, mixer tap over sink, tiled splash backs, with strip lights over. Extensive views over garden and across the Lizard Peninsula.

Doors off to

UTILITY ROOM Stable doors from outside with kitchen wall and floor units, stainless steel single drainer sink unit. Oil fired central heating boiler and water purifier (if required). Vinyl floor covering and artex ceiling.

To front

LIVING ROOM/LOUNGE with vinyl floor covering, two radiators, views to the South over farm land and the Lizard Peninsula.

Door to

BATHROOM tiled throughout with WC, wash hand basin, bathroom cabinet, radiator and store cupboard.

Door to

DRAWING ROOM 6.4m x 6.0m with large open fireplace with 4m Oak beam/lintel over, oak floor boards. Oak door to Dining room. Radiators under each window with North and South East aspect, shutters to same. High ceiling with attractive plaster cornice.

DINING ROOM with North, South and East aspect windows, all with shutters and radiators under the windows. Attractive open fireplace with mantel over and tiled surround. High ceiling with attractive plaster cornice.

STAIRS – carpeted to

FIRST FLOOR LANDING also with fitted carpet, radiator and walk in airing cupboard with fornic tank. Under stairs cupboard and end of landing.

BATHROOM with tiled floors and walls. Tiled walls to either half or full height. Radiator/heated towel rail. Matching white suite of bath, with electric Triton power shower over and shower curtain, wash basin and WC.

BEDROOM 1 (end) 4.5m x 2.7m with fitted carpet, radiator, window to the South and second to the West in UPVC white. Extensive country views over Lizard Peninsula.

ENSUITE BATHROOM with tiled floor, radiator, with walls tiled to full height. White bathroom suite comprising bath with shower off taps, wash basin and WC.

BEDROOM 2 (office) 3.3m x 2.2m with fitted carpet, radiator and roof light.

BEDROOM 3 3.3m x 2.7m with fitted carpet, radiator and extensive views of the Lizard Peninsula.

BEDROOM 4 6.0m x 4.4m a large double with fitted carpet, radiators under windows with shutters and extensive country views to the South and a fireplace.

BEDROOM 5 4.5m x 3.0m with both East and South aspect, sash windows with shutters to South, smaller window to East. Oak doors and skirting. Original fireplace with granite lintel and slate hearth. Amazing views over garden and across Lizard Peninsula.

ENSUITE SHOWER ROOM 2.2m x 2.1m Large walk in shower, WC and wash basin. Walls tiled to full height, Italian tiled floor tiles, sash window and shutters.

Upstairs to SECOND FLOOR

STAIRS, carpeted to LANDING, with fitted carpet, radiator and eaves storage.

To left hand side,

BEDROOM 6, an eaves room, 3.1m x 3.5m max, with fitted carpet, radiator, eaves storage and amazing views to the South over the Lizard Peninsula.

To right hand side,

BEDROOM 7, an eaves room, 3.0m x 3.5m max, with fitted carpet, radiator, eaves storage and amazing views to the South over the Lizard Peninsula.

SEPARATE WC, tiled floor and walls, with toilet, wash hand basin with mirror over and glass shelf, radiator and eaves storage cupboards.

OUTSIDE

GARDEN, a good sized area to the Front with several perennials and plants of interest. Sheltered wall garden to the side.

ORCHARD, forms the Northern part of Field OS No 5583 where the following trees are planted: Apricots, peach, apples, pear. Approximately 40 fruit trees include greengage, medlar, cherry, figs, walnut and nectarines. Also chicken run present.

ACROSS COURTYARD to

CARPENTRY SHOP, a stone cottage constructed of stone under a slate roof having a single bedroom.

Stable doors directly into

KITCHEN/LIVING ROOM 6.4m x 3.7m with fitted carpet, wood burner stove with attractive mantel piece over, window seat, two radiators, under stair cupboard and stairs off to First Floor.

Kitchen area and one end incorporating fitted kitchen with white wall and floor units, chrome sink, cooker with splashbacks to match floor tiles to kitchen area. Ample power points and ceiling lights.

STAIRS, carpeted to

BEDROOM with attractive exposed roof joists, roof lights, fitted carpet and stand alone bath. Radiator, door to

CLOAKROOM with two hand basins with splashbacks, WC, bidet, heated towel rail, shelving, drawers and cupboards for storage. Two shaving mirrors, roof light and ceiling lights.

OUTSIDE to Left hand side on Exit

Two double garages each having double wooden doors, concrete floor, bench, timber roof joists, under felted roof, slated over. Overall 9m x 5m.

Two single garages (similar to doubles). Overall 8.3m x 5m

OUTSIDE to Right hand side on Exit

Up four granite steps to Double Doors to STORE 5.2m x 3.2m. With oil tank, fuse box, timber roof trusses, roof lights and strip lights.

THROUGH METAL YARD GATE TO SECOND COURTYARD

In far right hand corner is

YARD COTTAGE of block, stone construction under slate roof with Juliet balcony.

Stable door into HALLWAY with tiled floor, radiator, under stairs cupboard with fuse box, second cupboard with central heating boiler

STAIRS OFF TO FIRST FLOOR

Carpeted corridor to

BEDROOM 1 on ground floor 3.8m x 2.9m with fitted carpet, radiator, attractive ceiling lights and windows to the front.

ENSUITE BATHROOM tiled throughout with bath and hand held shower, wash hand basin and WC, heated towel rail, shaver point, bathroom cabinet, attractive ceiling lights and Ventaxia fan.

BEDROOM 2 also on ground floor 3.2m x 2.7m a double with fitted carpet and attractive windows to the front. Radiators and ceiling lights.

SHOWER ROOM with corner curved shower unit, WC, wash hand basin, heated towel rail and tiled throughout.

UPSTAIRS, carpeted to

KITCHEN/LIVING ROOM in white stone work with exposed rafters and attractive light attached.

Kitchen area 4.6m x 4.2m with wooden floor covering, radiator, double doors to outside balcony area with steps down to and overlooking the tennis court. Ample floor and wall kitchen units, attractive black worktops with stainless steel single sink unit and drainer.

Lounge area 5.0m x 4.6m with two sets of doors to balconies (one front, one rear), fitted carpet, two radiators, wood burner with flu off.

BUILDINGS are extensive and comprise numerous stables, stores and loose houses, thus:

On entering the yard to right hand side, is a two storey building in stone, with slate roof and numerous roof lights. Overall length 28m x 5m.

STABLE 1 with stable doors and concrete floor
STABLE 2 with stable doors and concrete floor
STABLE 3 with stable doors and concrete floor
STABLE 4 with stable doors and concrete floor
STABLE 5 with old stable doors and concrete floor
STABLE 6 with old stable doors and concrete floor

At end of building, steps up to BARN running the full length of the six stables with exposed wooden joists.

To left hand side, looking at the front of the Yard Cottage, is a L shaped range in stone and slate roof and mostly concrete floors thus:

LOOSE HOUSE 8m x 4.7m with two stable doors
LOOSE HOUSE 10m x 4.7m with double doors and stable door. Electricity connected.
LOOSE HOUSE 5.5m x 4.5m with stable doors and double doors to the rear. Roof lights, wooden floor and three alcoves. Wooden open stairs off to mezzanine area.
OLD COWHOUSE 4.7m x 4.6m with double doors (now woodshed) and electric light

Separate concrete block, single storey range under a corrugated asbestos roof. Overall 14m x 3.3m being four sheds all with concrete floors.

SHED 1 with fuel tank and electric box

SHED 2 a store

SHED 3 a store

SHED 4 a staffroom/utility with wash hand basin, WC, shower unit, with tiled splashbacks and concrete floor.

TENNIS COURT (in need of some maintenance)

FARM BUILDINGS are situated approximately 100m from the farmhouse and residential units, this in the TOP YARD in OS 6609

Devon Contractors portal framed CATTLE BUILDING with concrete stanchions and timber roof trusses being central feed passage 15' (4.5m) wide with a 30' (9m) lean to off each side with concreted floors. Totally enclosed except for front with gates, with blockwork walls to 4' (1.2m) above ground level and clad to eaves. Overall measurements 45' x 75', with concrete apron to front.

DUTCHBARN 60' x 40' Open ended with timber stanchions and joists, concrete block walls to 4' (1.2m) with timber cladding to eaves. Hardcore floor.

LAND

The land has a quality soil capable of growing most crops, to be found in good sized fields for the area ranging from three to six acres, with good Cornish hedges as boundaries.

The land has road frontage with the bulk of the land being level from the road to the fields in front of the house. To the West of the farm, the land slopes to the stream and Field OS 5061 slopes to the woods.

There is a reservoir water tank in the North East corner of the field OS5410 with a gravity feed to various water troughs around the farm.

SERVICES

Mains electricity.

Private well water supply with pump, pressure vessel, UV cylinder, deionisation cylinder and filter.

Private drainage to septic tank.

COUNCIL TAX – Band D.

COMMENT

It is very rare that a secluded landed estate such as this comes to the market with such potential but at the same time being so private.

VIEWING

Strictly by appointment with the sole agents.

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 each of the statements contained in these particulars. All measurements are approximate. The attached plan is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.

SCHEDULE

Name	OS No	Hectares	Acres	Description
Stream West	2115	0.873	2.16	Waste
Mill Croft	3118	1.116	2.76	Grass
Croft	3300	1.317	3.25	Waste
Park Bean	3900	1.466	3.62	Grass
Gish an Tolre	4233	2.006	4.96	Fallow
Oxen Close	4121	2.067	5.11	Fallow
Lt Well Close	4309	1.108	2.74	Cauliflower
Gt Well Close	5200	2.113	5.22	Cauliflower
Hr Well Close	5410	1.638	4.05	Cauliflower
Gwadar (pt)	5924 pt	1.630	4.03	Fallow
Hr Beef Close	6609	1.715	4.24	Cauliflower
Lr Beef Close	6800	1.365	3.37	Inc Yard
House/Buildings	6092	0.376	0.93	House/Buildings
Gt Bramble Cl	4281	1.401	3.46	Fallow
The Meadow	5583	1.782	4.40	Cauliflower
Kitchen Close	6981	2.114	5.22	Cauliflower
Lt Bramble Cl	4570	1.413	3.49	Fallow
Calves Close	5771	1.733	4.28	Cauliflower
Lost Meadow	5061	0.827	2.04	Perm. Grass
Woods (W)	2700	1.024	2.53	Woods
Woods (S)	4754	5.435	13.43	Woods
Woods (E)	7271	0.170	0.42	Woods
Woods (E)	7683 pt	0.300 est	0.74	Woods
Woods (W)	2216	0.750	1.85	Woods
Lane (S)	7491	0.251	0.62	Lane
Lane (N)	7115	0.291	0.72	Lane
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		36.281 ha	89.64ac	
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