



**Nantrisack Farm Sithney, TR13 0AE**

£575,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Nantrisack Farm

- TRADITIONAL FARM HOUSE
- SET IN APPROXIMATELY SIX ACRES
- RANGE OF OUTBUILDINGS
- IN NEED OF UPDATING TO REALISE ITS FULL POTENTIAL
- LIFESTYLE OPPORTUNITY
- FREEHOLD
- COUNCIL TAX BAND D
- EPC D62

A Four-Bedroom Detached Farmhouse with Outbuildings Set in Approximately Six Acres.

FIRST VIEWINGS TO BE CONDUCTED ON THE AFTERNOON OF 7th JAN 2026 .

Contact us for an appointment.

This substantial four-bedroom detached farmhouse presents a rare opportunity to acquire a characterful rural home offering significant scope for enhancement. The property is complemented by a range of barns and outbuildings, possibly suitable for conversion (subject to the necessary planning consents), making it particularly appealing to those seeking multi-generational living, income potential, or additional residential uses.

The farmhouse offers well-proportioned accommodation arranged over two floors and retains many original features typical of a property of this nature, while providing ample opportunity for modernisation and personalisation to suit individual tastes.

The property is set within approximately six acres of land, offering a wonderful lifestyle opportunity in this highly desirable area of West Cornwall. The land is predominantly overgrown at present, but once cleared would appear ideal for equestrian use, smallholding, or simply enjoying a peaceful and picturesque countryside setting.

The barns are conveniently located close to the farmhouse while retaining their own identity, with potential for conversion or alternative uses, subject to the appropriate consents.

The hamlet of Sithney itself has a church and primary school. More extensive amenities can be found in the nearby town of Helston with national stores, cinema, sports centre, with indoor swimming pool, and both primary and secondary schooling. The coastal town of Porthleven is a short drive away and has many public houses, shops and restaurants nestling around its picturesque historic harbour. National rail links connecting to London Paddington can be found in the town of Penzance.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO ENTRANCE HALLWAY

With doors to







#### **SNUG 12'5" x 11'5" (3.8 x 3.5)**

With sliding sash windows to the front aspect, Victorian style fireplace on a tiled hearth and the room has beamed ceilings.

#### **LOUNGE 12'11" x 12'11" (3.96 x 3.96)**

A characterful room with inglenook fireplace, with granite lintel over and woodburner (not tested) set on a tiled hearth. There is a built-in storage cupboard, beamed ceilings, wood effect flooring and a sliding sash window to the front aspect.

#### **DINING ROOM 11'4" x 10'11" (3.46 x 3.35)**

With a window to the side aspect, storage cupboard housing the LPG gas boiler and a window to the side aspect with a door to the

#### **KITCHEN 19'10" x 8'3" (6.06 x 2.54)**

A wood effect kitchen with stone effect worktop that incorporates a stainless steel sink drainer. There is a pale blue Aga (not tested). The room has windows both to the side and rear aspect and there is a door to the front.

From the lounge, a door leads to an inner hallway with an understairs storage cupboard. There is a turning staircase with a window at the half landing and a door to

#### **SHOWER ROOM 9'6" x 7'1" (including shower cubicle) (2.90 x 2.18 (including shower cubicle))**

With a walk-in shower cubicle which has an easy clean splashback and shower over, w.c., wash hand basin, skylight window to the rear aspect, shaver socket with light, extractor fan and built-in shelving.

The stairs rise up to a further landing with doors to

#### **BEDROOM ONE 13'1" x 9'6" (4 x 2.9)**

With sliding sash windows to the front aspect with views over the fields, built-in wardrobe and a door to

#### **W.C.**

With w.c., wash hand basin, shaver socket with light, extractor and tiled effect flooring.

#### **BEDROOM TWO 11'0" x 10'4" (3.36 x 3.16)**

With wood effect flooring and a window to the side aspect with views over the yard and field.

#### **BEDROOM THREE 13'1" x 9'2" (4. x 2.8)**

With Victorian style fireplace and sash windows to the front aspect, with views over the field.

#### **BEDROOM FOUR 9'10" x 8'10" (3 x 2.7)**

With a sliding sash window to the front aspect and there is a loft hatch to the roof space.

#### **OUTSIDE**

To the front of the property there is an enclosed wall garden. The property is entered down a private lane, where there is only one other property, leading into a driveway area with a garage

#### **GARAGE 26'2" x 14'9" (8 x 4.5)**

With two doors to the front, power, light and a storage area at the rear.

#### **REAR YARD**

With parking for multiple vehicles and it leads to two outbuildings.

#### **OUTBUILDING ONE**

#### MAIN ROOM 36'1" x 15'8" (11 x 4.8)

A door to the main room. With two windows to the front aspect, a window to the rear along with a door to

#### KITCHEN AREA 15'8" x 11'9" (4.8 x 3.6)

With a basic fitted kitchen, with stainless steel sink drainer and an instant water heater over (not tested). There are some storage cupboards and a door and window to the front aspect.

#### OUTBUILDING TWO

#### MAIN ROOM 20'11" x 14'5" (6.4 x 4.4)

A door to the main room. With a basic fitted kitchen, with worktops that incorporate a stainless steel sink drainer, with cupboards and drawers under, wall cupboards over and a stairwell which leads to a mezzanine area. A further door to

#### ROOM TWO 14'9" x 13'5" (4.5 x 4.1)

With a door to the front aspect. On the end of this building there is a further animal husbandry area, where there are a number of stalls and a door to the front aspect. From the yard the property opens out onto the fields.

#### LAND

In the region of six acres and currently quite overgrown but relatively level enjoying a far reaching rural outlook.

#### AGENTS NOTE

Not a dispute as such but a neighbour suggested the soakaway to the property wasn't efficient enough and as such an agreement was reached whereby the neighbour purchased part of the adjacent field from the owner on the basis that the neighbour would replace the soakaway. This has been legally transferred but the neighbour died and to date there is a breach of covenant and without the neighbour's personal representatives dealing with the covenant/soakaway, the neighbour's property could suffer from flooding at times due to insufficient soakaway.

#### SERVICES

Mains water and electricity and private drainage.

#### COUNCIL TAX

Council Tax Band D

#### what3words

encloses.tapers.passion

#### DATE DETAILS PREPARED.

12th December 2025

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### ANTI-MONEY LAUNDERING

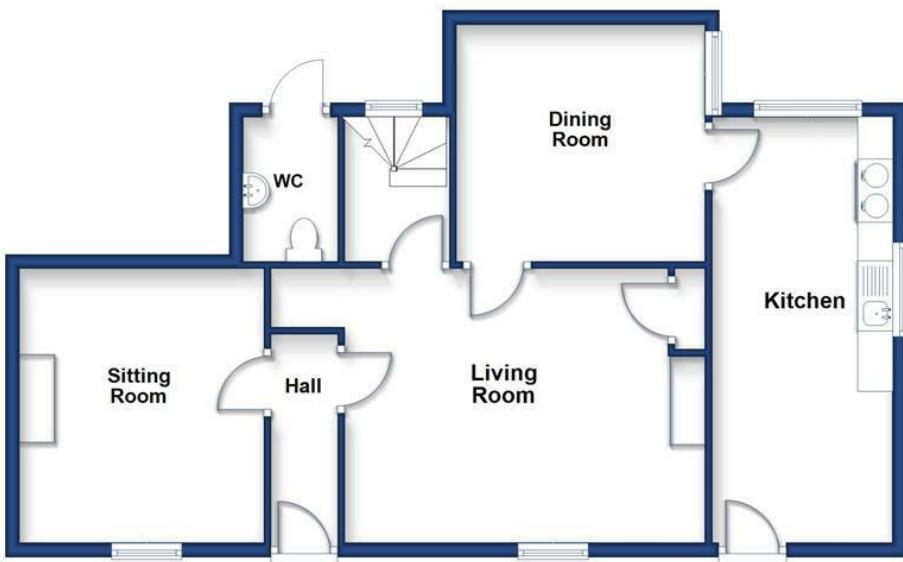
We are required by law to ask all purchasers for verified ID prior to instructing a sale





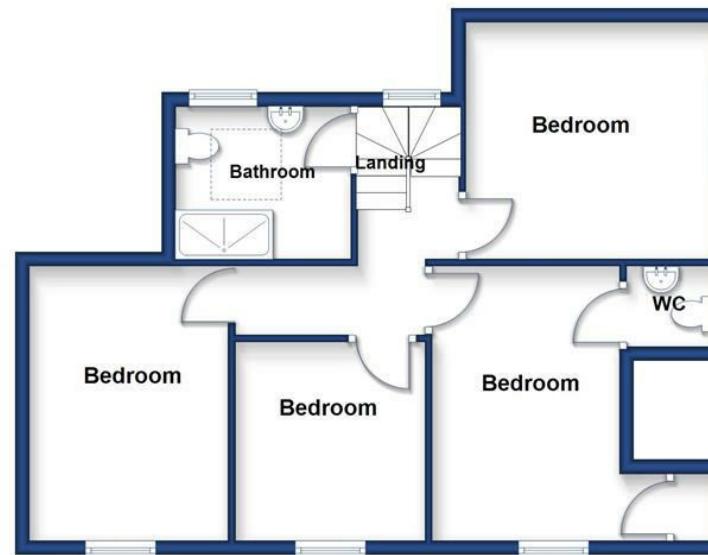
### Ground Floor

Approx. 73.3 sq. metres (789.3 sq. feet)



### First Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



Total area: approx. 130.8 sq. metres (1408.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Christophers Estate Agents**

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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