

Menkea Wartha

Near Penryn





A magnificent contemporary home, very privately set within 9 acres, with stylishly designed accommodation in a beautiful, secluded, rural location in West Cornwall

Penryn 1.8 miles / Falmouth 4.8 miles / A30 7.7 miles / Truro 7.8 miles / Cornwall Airport Newquay 26 miles
(All distances and times are approximate)

		
4	5	2

Summary of accommodation

Ground entry level: Kitchen/dining room | Covered alfresco dining area | Utility/boot room | Two bedrooms | two bathrooms.

Mezzanine level: Gallery/sitting area | Principal bedroom suite with two en suite bath/shower rooms.

Lower level: Large sitting room with wood burning stove and 'snug' | Guest suite with bath and shower.

Outside: Three bay oak framed garage/carport with electric charging point | Three bay barn with machinery/tool store, tractor bay and gym with shower, toilette and mezzanine office/sleeping area | Two bay stable and single carport | Gardens and grounds with lake, pond and woodland

In all about 9 acres
An additional 9 acres available separately

Location

Menkea Wartha is privately situated in a sheltered, rural location two miles to the north of the ancient town of Penryn and Tremough University Campus. Penryn is one of the oldest towns in Cornwall, founded in 1216, with many period buildings, narrow ‘opes’ and alleyways, historic pubs, a harbour, a quay and a small marina. It offers a flourishing arts scene and local facilities include cafes, restaurants, a doctor’s surgery and both primary and secondary schools.

The bustling town of Falmouth is next door with sandy beaches, shops, restaurants, a historic harbour and Castle. Falmouth is also home to The National Maritime Museum and is a haven for yachtsmen, with the Carrick Roads boasting some of the finest sheltered sailing waters in the Country and lying next door to Helford River, made famous by Daphne Du Maurier in her novel ‘Frenchman’s Creek’.

Menkea Wartha is perfectly situated to take advantage of all that the south coast has to offer and yet is less than 8 miles from the dramatic north coast with its wide sandy beaches that have become a national draw for surfers as well as wind and kite surfers, bringing visitors from across the world, with Newquay being the hub of north coast wind and water sports. Cycling routes, mining trails and the South West Coast

Path are all on its doorstep and easily accessible, offering endless sporting, leisure and cultural opportunities for all.

The County Town of Truro is six miles away and as well as mainline rail and travel connections, offers comprehensive amenities, shopping, highly rated schools in both the state and private sectors for all ages. Penair, Truro School, Truro High School and Polwhele House all enjoy enviable reputations in that sector. Treliske Hospital is situated just outside of the Town and private health care is also well provided for by Duchy Hospital and a nearby private GP surgery.

Penryn has a branch line Railway station that connects with Truro providing mainline connections to Plymouth, Exeter and London (Paddington).

The main A39 lies a mile to the south of the property, affording convenient access to both Falmouth and Truro without impacting on the peace and privacy of Menkea and the A39 offers easy access towards Exeter and beyond.



Menkea Wartha

From a quiet, tree lined country lane off of the A39, an understated entrance with traditional Cornish granite posts and orbs and a single wide wooden gate, marks the entrance to Menkea Wartha. On passing through the private entrance, a lawned area and a small lake with a wooden gazebo lie to the right whilst the ground rises to woodland above and to the left. After 80m or so, the driveway winds down through a section of trees and over two small stone bridges that cross streams that feed the ponds before the main house comes into view across a broad wild flower meadow. Crossing the meadow, the driveway rises past a hard standing area with a yard, outbuildings and an additional parking area, past the garages to a turning circle and parking area beside the house where there are high double gates that provide access for deliveries from the lane behind the property.

Menkea Wartha enjoys an idyllic, rural setting that provides exceptional levels of privacy and peaceful seclusion. The location for the south facing main house was carefully chosen by a local Cornishman who farmed here in the 1970’s and who built a modest three bedroomed bungalow on the site for himself and his family which was originally the subject of an Agricultural Tie (long since lifted). The orientation and elevation of the site were carefully considered and chosen to ensure privacy, maximum sunlight and elevation, to afford views over and above the surrounding woodland and meadow, as well as good shelter and effective water run-off. All of these objectives were successfully fulfilled and it is easy to see why the current owner is only the second occupier since the house was built almost 50 years ago.

The house was imaginatively extended, stylishly remodelled and significantly increased in size in 2009, with the construction of a traditional oak frame that takes full advantage of those original considerations and that complements both the land and the location. All of the living areas face south/south west,



enjoying uninterrupted views of its private land and woodland beyond, from a 40’ kitchen diner (approx) that has a range cooker, traditional heavy slate flagstone floor, polished local granite topped island unit, oak framed windows and a traditional open fireplace. This kitchen/ dining area opens out onto a large oak gazebo/alfresco dining area, framed in the same traditional style as the main house extension. Additionally, there is a boot room/utility room leading off the kitchen area, with a double Belfast sink and units to match the main kitchen. Here there are cupboards housing the washing machine, tumble drier and the oil fired unit that heats this section of the house.

Leading directly from the kitchen/diner via an obscured glass panelled door there are two bedrooms, one of which is en suite with both a shower and a bath. There is also plenty of full height cupboard space . The other bedroom is adjacent to a modern, cleanly tiled shower room that serves as a ‘day guest room/wc’ and also as an en suite to the second bedroom, with additional full height cupboard/wardrobe space. Both bedrooms are warm, private and look out privately to the rear garden area which in turn, is also totally secluded.

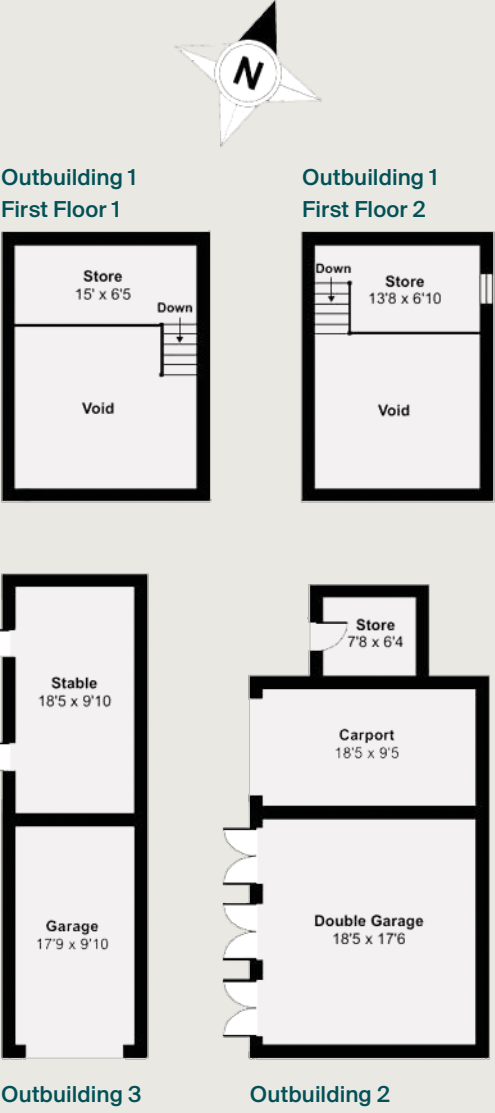
From the kitchen/dining area, an open beamed entrance leads to a glass fronted gallery that overlooks the main living room, The gallery serves as a relaxed sitting area that maximises magnificent elevated views across the valley to the woodland and an unbroken southern skyline beyond. On clear nights, this is a particularly delightful area that is flooded with mesmerising natural light as the moon rises above the treeline. This 23’ x 9’ gallery also provides the current owner with a light and airy office area from which to enjoy the grounds whilst working.

A 400’sq (approx) vaulted principal bedroom lies behind the gallery with two double glass doors opening from each end. The master suite comprises one bathroom that has a traditional roll top bath and the other has a spacious shower room, both have wc’s. The windows are oak framed throughout and look out over the rear and side gardens and



Approximate Gross Internal Floor Area
3207 sq ft/ 297.9 sq m (excludes voids)
Outbuilding(s) = 2016 sq ft/ 187.3 sq m
Total = 5223 sq ft / 485.2 sq m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

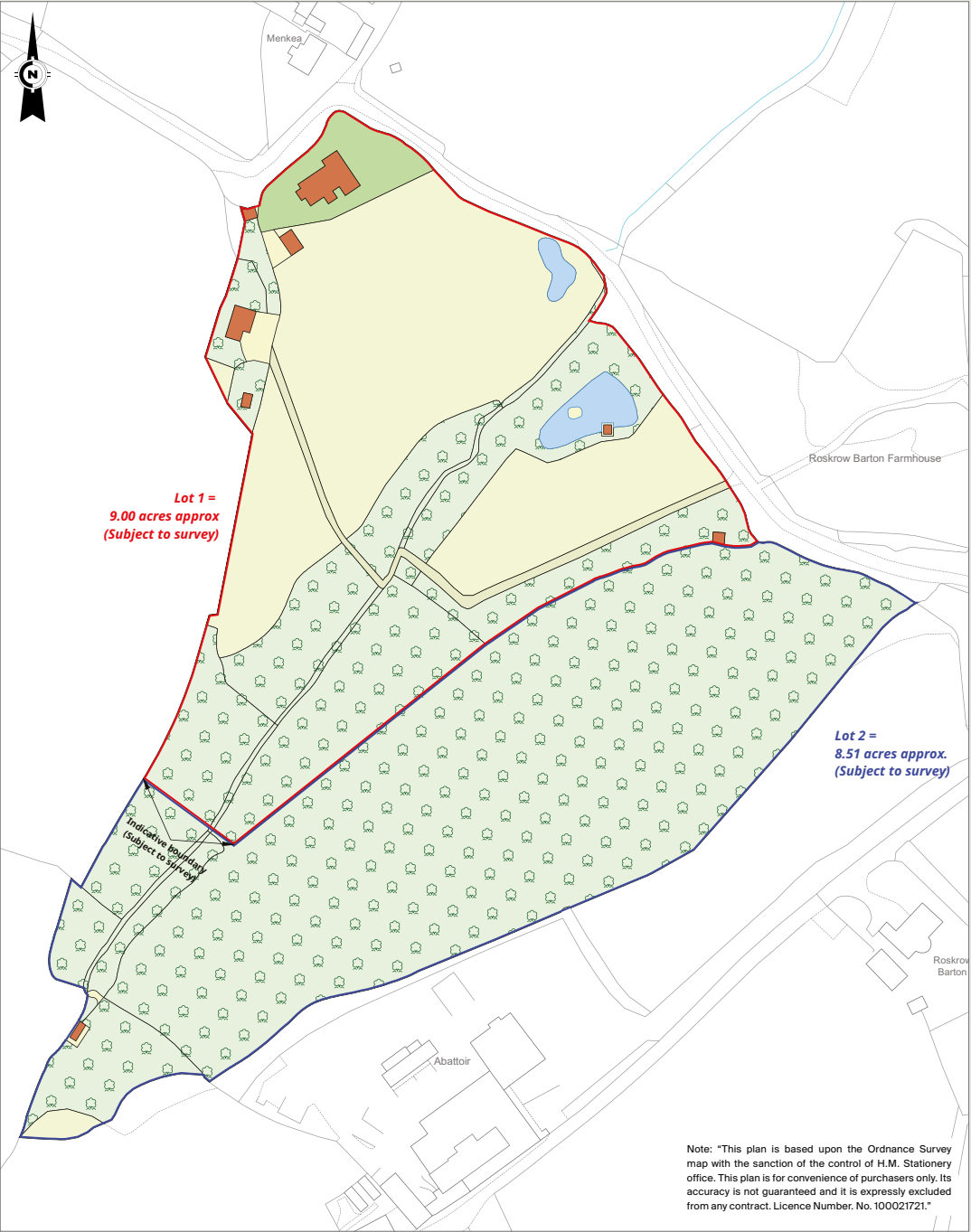
GARDEN & GROUNDS

shrubberies. There is underfloor heating from a ground source heat pump throughout this area and there are numerous built-in cupboards and wardrobes.

Below the gallery, lies a stunning main living area of some 600’sq with a 25’ high (approx) vaulted ceiling and a Mandarin Stone tiled floor that enjoys underfloor heating from a ground source heat pump. To the rear end of this room there is a lounge area with an impressive wood burning stove that has a feature stone alcove/surround and heavy oak lintel. In the rare event of a power cut, this stove is capable of heating the majority of the entire house – and has done so. To the other end of the living area, surrounded by glass, greenery and sky, a full height glazed gable end window brings nature and the interior together to create a quite unique environment. In addition to exceeding building regulation requirements for insulation, the entire frame was wrapped in ‘space blanket’ prior to completion for additional warmth and sound insulation, which adds to the overall sense of peace and tranquillity.

Behind the living area, the tiled stone floor continues into a 550’sq Guest Suite that includes a roll top bath with chrome mixer tap and a separate shower handle with hose. There is also a matching chrome wash stand and large, traditional style hand basin. There is underfloor heating throughout this area which looks out to the private and secluded side and rear gardens.

The grounds are bordered by natural woodland providing privacy and seclusion and encouraging a variety of wild flora and deer can be seen grazing the lower meadow along the tree line and occasionally staring through the living room window! Wild geese nest on the lake’s island each Spring, vying for food with a family of ducks. The woodland animals are more shy but are watched by buzzards that wheel in the skies above. Birdsong is ever present in the bushes beside the gazebo and round the house where the feeders are always busy. Menkea is truly a paradise for wildlife and for those that enjoy watching it.



PROPERTY INFORMATION



Property Information

Services	
Mains electricity. Private drainage.	
Tenure	
Freehold	
Local Authority	
Cornwall Council	
Council Tax	
Band E	
EPC Rating	
D	
Directions	
Postcode: TR10 9AP	
What3words: ////restores.annual.kinks	
Guide Price	
£2,000,000	



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