

TOLCARNE MEROCK

ST MAWGAN, CORNWALL





TOLCARNE MEROCK

St Mawgan, TR8 4AG

Purportedly, on the open market for the first time since the 16th century, a superb opportunity to acquire an unspoilt and productive farm extending to approximately 167 acres or 67½ hectares, set in a highly desirable location close to the North Cornish coast at Mawgan Porth.

The property comprises a collection of traditional stone buildings, including two barns and additional agricultural and storage sheds. The large general purpose farm building at the top of the farm had Class Q planning permission for conversion into 2 dwellings which has now lapsed.

The Georgian Grade II listed 3-bedroom farmhouse, presents an exceptional opportunity to restore and modernise a well-proportioned period home arranged across two floors. Set within an historic walled garden and positioned centrally within its own land, the farmhouse affords a high degree of privacy. An attached storeroom provides potential for further improvement or extension, subject to the necessary planning consents.

The versatile land comprises productive and gently sloping pasture and arable land, contained in well fenced, good size enclosures, with access onto parish roads. The land includes some woodland and offers diversification income from aviation lights located in the field closest to Newquay Airport as well as currently, a telecommunications mast.

Well located and within easy reach of some of Cornwall's best sandy beaches such as Mawgan Porth and Watergate Bay, Tolcarne Merock also benefits from easy access to the A30 as well as the nearby Newquay Airport.

In all about 167 acres (67½ hectares)

Offers Over £2,750,000

FREEHOLD

Viewings by prior appointment only via the Joint Selling Agents

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THE PROPERTY

Tolcarne Merock is a Georgian Grade II listed farmhouse, believed to date from the early 19th century, set among an attractive collection of traditional stone barns, livestock and machinery buildings, and versatile farmland. Enjoying a peaceful rural position, the three-bedroom farmhouse borders a quiet country lane.

The main farmhouse presents a classic, symmetrical east-facing façade with elegant 16-pane sash windows. Low stone garden walls extend from either side of the house, framing the formal gardens and leading around to the rear driveway entrance. These walls, together with the farmhouse and original buildings, form part of the property's listed status. While the barns are not individually listed, they fall within the curtilage of the listed structures.

Set in a highly desirable location set back from the North Cornish coast at St Mawgan, Tolcarne Merock presents a rare and exciting opportunity to acquire an unspoilt farm, within minutes of the beach, with land, the whole extending to about 167 acres (67½ hectares).

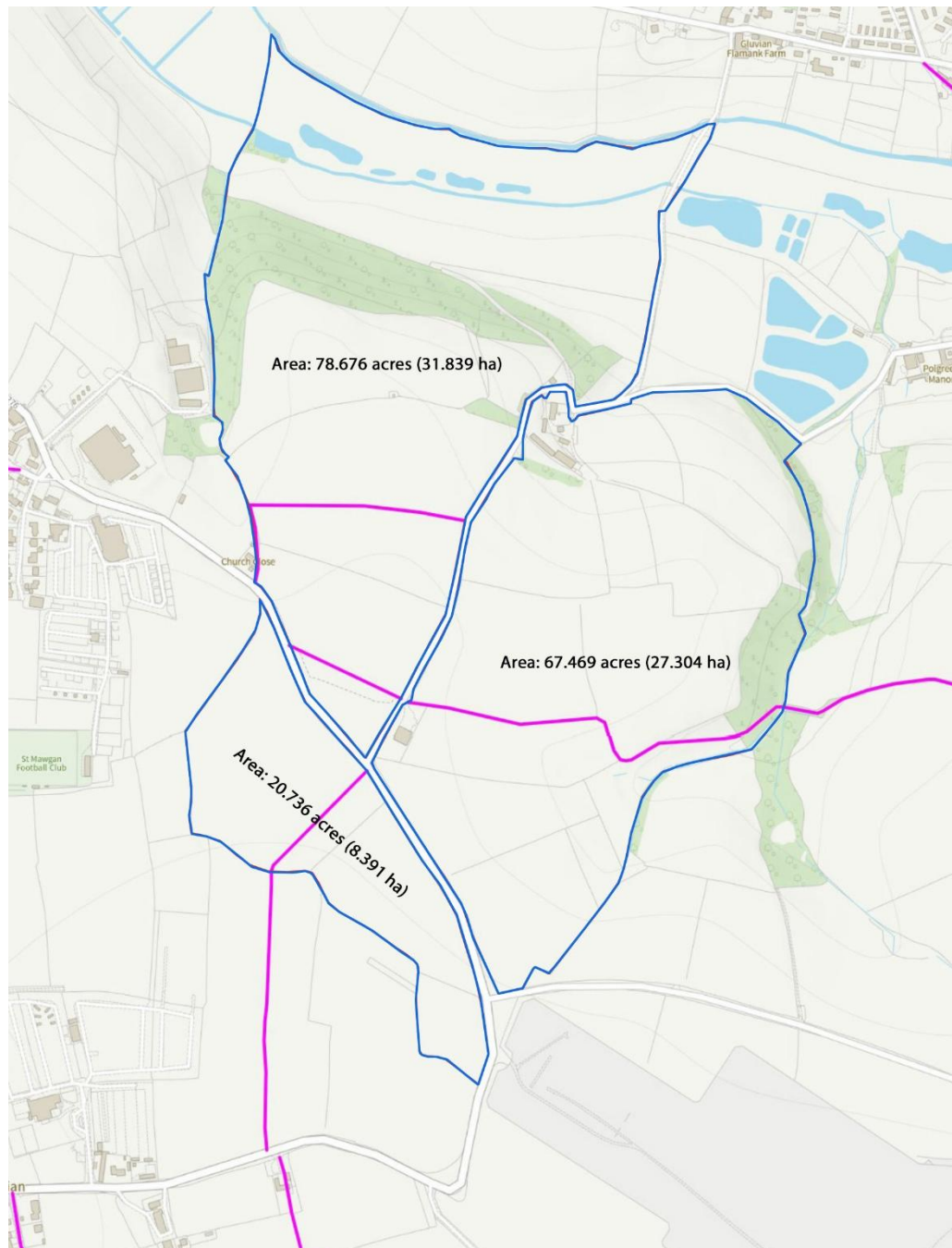
LISTING

The Farmhouse and attached walls around the walled garden are Grade II Listed (Entry Number: 1327358) Listing NGR: SW8581266304

SERVICES

The farm is serviced by mains electricity and water. The farmhouse is connected to mains foul drainage. None of these services have been tested and therefore no guarantees can be given.





Not to scale. For indicative purposes only.
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THE LAND

The farm extends to about 167 acres (67½ hectares). The productive pasture and arable land is described as mainly Grade III with a small section which is Grade II on the Land Classification Map for the area. The non-productive land includes parcels of woodland, as well as wetland containing ponds in the lower valley towards Mawgan Porth, all providing amenity and/or sporting appeal. Diversification income is generated from aviation warning lights in the field nearest Newquay Airport, along with an existing telecommunications mast. Further details are available from the selling agents.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way. Public footpaths cross parts of the farm away from the farmstead (shown coloured pink on the plan).

OUTBUILDINGS

To the rear of the house, the yard provides access to a large, detached barn set into the natural slope, with further modern agricultural buildings positioned to the south. Two additional traditional stone outbuildings, one enclosed and one open-fronted, complement the farmstead and offer excellent potential for a variety of uses.

PLANNING PERMISSIONS

Expired Class Q planning for the large general purpose agricultural building, at the top of the farm, for proposed conversion into two dwelling houses REF – PA20/06727

PROPERTY INFORMATION

Photos: Taken in September 2023 & October 2025

Local Authority: Cornwall Council

Council Tax Band: F

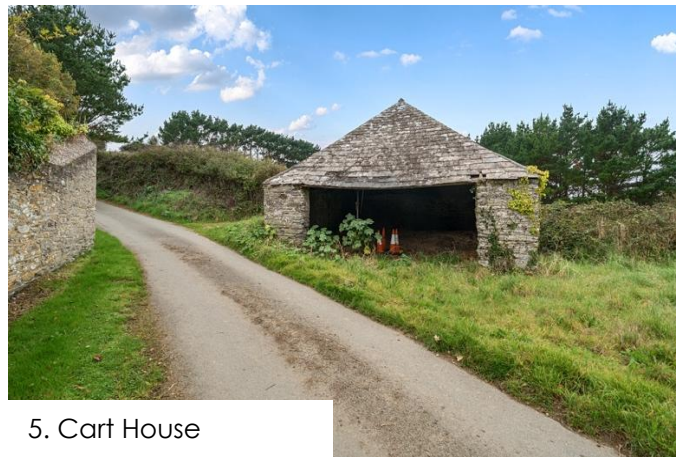
EPC Rating: E



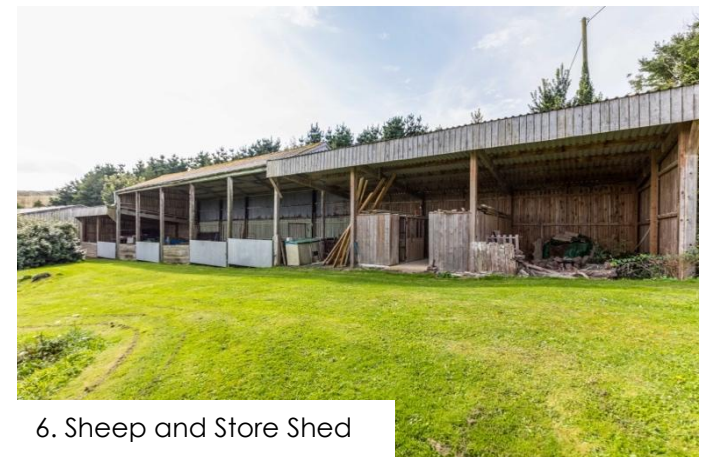
3. Stone Barn



4. Stone Barn



5. Cart House



6. Sheep and Store Shed



9. Shed with expired Class Q Planning



7. Clear Span Sheep Shed



8. Carport



1. Farmhouse
2. Walled Garden
3. Stone Barn
4. Stone Barn
5. Cart House
6. Sheep & Storage Shed
7. Clear Span Sheep Shed
8. Carport
9. Shed with Expired Class Q

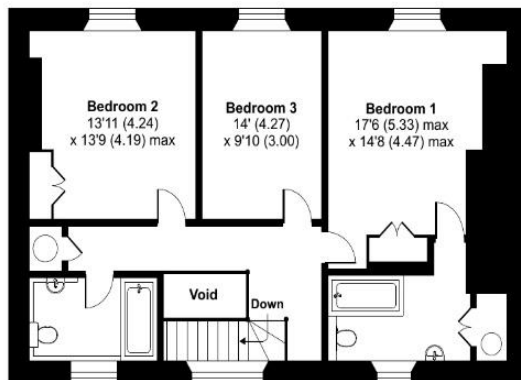
St. Mawgan, Newquay, TR8

Approximate Area = 2508 sq ft / 233 sq m (excludes open barn / carport / void)

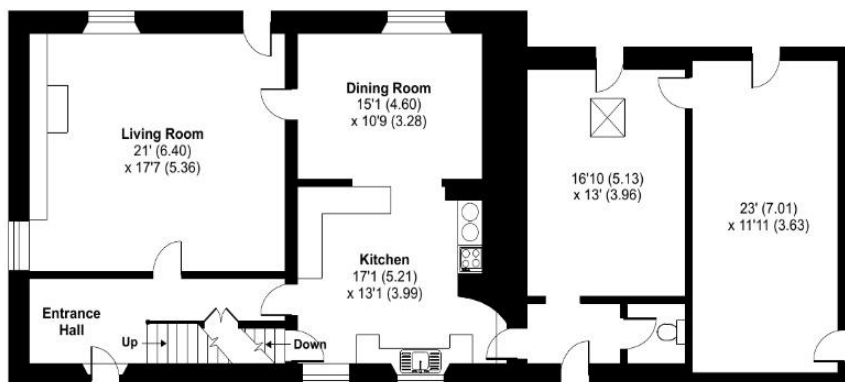
Outbuildings = 8151 sq ft / 757.2 sq m

Total = 10659 sq ft / 990.2 sq m

For identification only - Not to scale



FIRST FLOOR



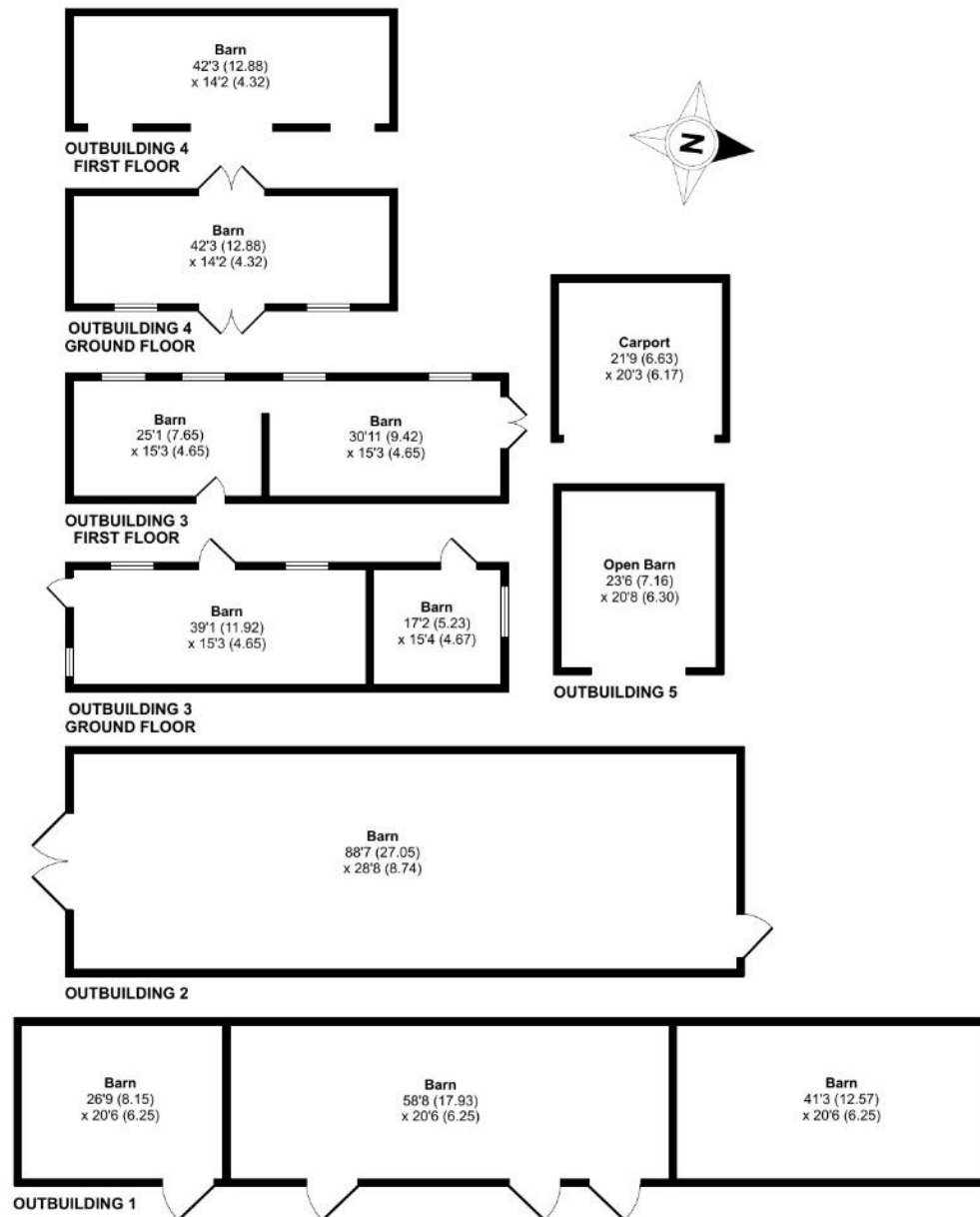
GROUND FLOOR




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lodge and Thomas. REF: 1363630



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LOCATION: Situated between Padstow and Newquay on the rugged north Cornwall coast, Mawgan Porth offers a golden stretch of sand where fantastic breakers make for excellent surfing. Stunning scenery, several excellent golf courses and spectacular coastal and country walks including those of the renowned Seven Bays, make this hotspot a favourite with locals and visitors alike. The bay itself offers a local store, public house, a surf school and several cafés and eateries, while fine dining can be found at the award-winning Scarlet Hotel, with first class spa and recreational facilities available at The Scarlet & Bedruthan Hotels. Rick Stein's Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and seafood bar Prawn-On-The Lawn can be found just a few miles along the coast in picturesque Padstow. Well situated for ease of transport, Mawgan Porth is less than a 15 -minute drive off the main A30 and just five minutes away from Newquay Airport.

Distances: Newquay airport 1.3 miles, Mawgan Porth 1.5 miles, Watergate Bay 1.7 miles, Newquay 5 miles, Truro 20 miles, Bodmin Parkway Railway station 21 miles. (All distances are approximate.)

what3words///forwarded.kneeled.blatantly.



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IMPORTANT NOTICE The agents have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and the agents will not have tested any services, equipment, or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.

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