

Great Work Farm

Near Godolphin Cross, TR13 9TL







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A characterful country home with space to breathe and room to grow, all set in approximately one acre of land.

Tucked between the iconic peaks of Tregonning and Godolphin Hills in an Area of Outstanding Natural Beauty, Great Work Farm offers a rare chance to own a substantial period home set within approximately one acre of established gardens and light woodland.

Full of charm and original features, this detached former farmhouse presents a blend of rustic character and exciting potential. Exposed beams, a classic Aga, and a wood burning stove set in the original fireplace speak to its heritage, while the flexible layout offers four bedrooms and four reception rooms, including a bright conservatory and generous dual-aspect living room.

Outside, the grounds are perfect for nature lovers or families seeking outdoor freedom, with sweeping lawns, mature trees, and two outbuildings offering scope for workshops, studios or future development (subject to planning).

While the property would benefit from some cosmetic updates, its setting, space, and character make it a compelling opportunity to create a truly special home in a peaceful rural location just a short drive from the coast.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price - £650,000

Location

Nestled in a truly special part of West Cornwall, Great Work Farm sits between the striking natural landmarks of Tregonning Hill and Godolphin Hill - a haven for walkers, nature lovers, and anyone seeking the beauty of the Cornish countryside on their doorstep. Just moments from the friendly village of Godolphin Cross, the location offers a peaceful rural setting without feeling remote. The sandy shores of Praa Sands and the vibrant harbour town of Porthleven are both within easy reach, perfect for coastal days out. For everyday amenities and further exploration, the bustling towns of Helston, Penzance, and Hayle are all comfortably close by, offering a great balance of rural tranquillity and convenient access to Cornwall's south coast highlights.

Ground Floor Accommodation

Inner Hallway
Large Living Room
Fitted Kitchen
Dining Room
Snug Lounge
Hobby Room
Conservatory
Utility Room Shower Room

First Floor Accommodation

Landing
Four Bedrooms with Attractive Views
Family Bathroom

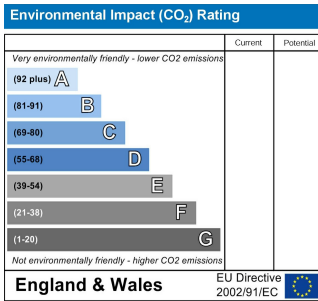
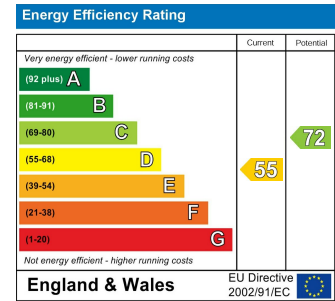
Outside

Approached via a private driveway flanked by mature trees and a peaceful woodland area, the grounds at Great Work Farm are every bit as enchanting as the home itself. The expansive gardens, approaching an acre in size are largely laid to lawn and beautifully bordered by traditional Cornish stone walls and natural hedging, offering a wonderful sense of privacy and seclusion.

A mix of mature and fruit-bearing trees dot the landscape, creating a haven for wildlife and a magical setting for family life. Tucked away in a sheltered corner, a dedicated entertaining area with a pizza oven and BBQ makes the most of the tranquil surroundings - perfect for summer evenings.

Two separate outbuildings provide excellent additional space: a charming brick barn with pitched slate roof, skylight, and mezzanine storage with power and water, and a larger stone barn with power and triple front-facing windows, ideal for use as a workshop, studio, or further development (subject to consents). A large shed/woodstore adds further practicality to this idyllic country setting.





Stone Barn

Providing a useful amount of storage

Outbuilding

Located at the bottom of the garden it could be transformed into a lovely garden room.

Services

Mains electricity, water and septic tank. Owned Solar panels.

Agents Note

Our client has informed us that they have vehicular and pedestrian access over the lane to the property. They also mentioned that there is a bridal way and public footpath over Granny Polly Lane. The property is accessed from a private drive accessed off Granny Polly Lane.

Council Tax Band-C**What3Words**

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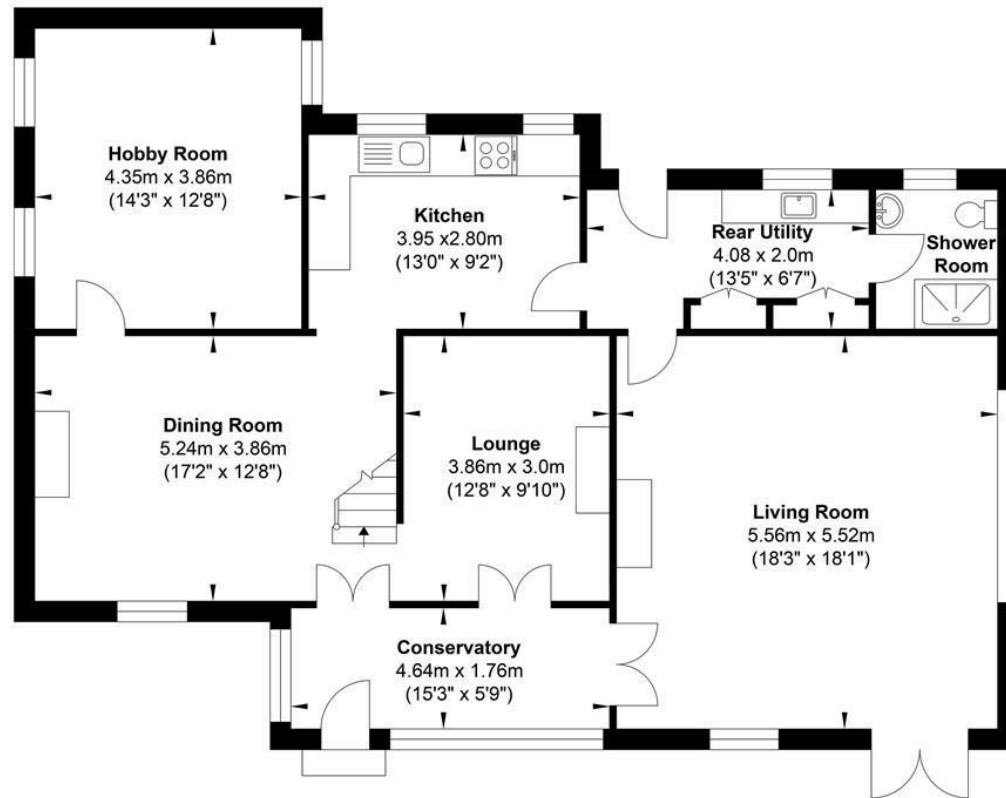
Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

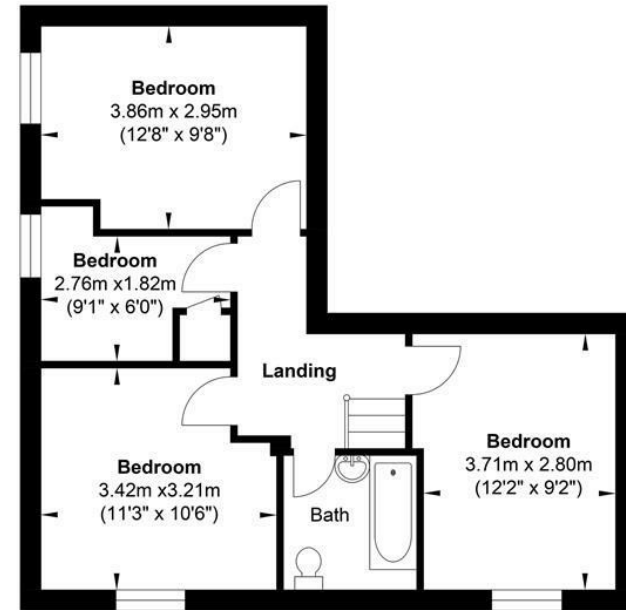
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.





Ground Floor



First Floor

Gross Internal Floor Area : 162.8 m2 ... 1751.9 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

