

# Trenoweth Farm

## Gunwalloe, TR12 7QD











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Steeped in rich and colourful history, this remarkable Grade II Listed former farmhouse presents an incredibly rare opportunity in the highly sought-after coastal village of Gunwalloe. Just moments from the iconic Church Cove and surrounded by beautiful countryside, scenic walks and popular Halzepron Inn, this charming property perfectly blends period character with modern convenience.

The property itself is brimming with historic charm and original features, including traditional Nordic panelling dating back to the 17th century and an extraordinary walk-in inglenook fireplace that sets a warm and welcoming tone. Inside, the home offers an impressive amount of space, with a wonderfully open plan living area that seamlessly combines the kitchen, dining, and sitting areas – ideal for family life and entertaining.

In addition, there's a spacious separate lounge, a bright sunroom, a conservatory that looks out over the gardens, and a practical utility room. A split level landing, a characterful feature in its own right, leads to three generously sized bedrooms, two of which benefit from built-in wardrobes. The large family bathroom boasts a freestanding bath and separate shower cubicle, adding a touch of luxury.

Set in grounds of approximately 1.25 acres, the property enjoys beautifully planted gardens, a paddock, and sea views from the top of the plot – a true rarity this close to the coast. Whether you're looking for space to relax, grow your own, or simply enjoy the view, this outdoor setting is exceptional. Further benefits include a larger than average garage, ample off-road parking, and the potential for so much more.

Properties with this level of character, land, and proximity to the sea rarely come to market – this is a unique opportunity to secure a piece of Cornish history in one of the area's most treasured villages.



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Guide Price £649,500

Location

Gunwalloe is a picturesque village nestled on the rugged south coast of Cornwall. This quaint settlement is renowned for its stunning natural beauty, featuring golden sandy beaches and dramatic cliff paths that offer breathtaking views of the Atlantic Ocean. The village is home to the famous Halzepron Inn, a beloved local establishment known for its cosy atmosphere, traditional Cornish fare, and a selection of fine ales and ciders. Gunwalloe's beaches are easily accessible, providing perfect spots for sunbathing and exploring. The nearby coastal paths are ideal for walking enthusiasts. The nearest town is Helston which is a short drive away and has plentiful facilities. Gunwalloe is located on the gateway to the amazing Lizard Peninsula with the bustling fishing tower of Porthleven just a short distance away and separated by Loe Bar and the beautiful Penrose Estate.

Accommodation

- Entrance Hallway
- Living Room
- Kitchen/Diner
- Utility Room
- Conservatory
- Stairs to Landing
- Bedroom One with Built in Storage
- Bedroom Two with Built in Storage
- Bedroom Three
- Family Bathroom

Garage

With remote operated electric roller garage door, power, light and hot water connected, wash hand basin, pedestrian access door to the rear aspect and useful eaves storage.

Parking

The property is approached via a driveway leading to a substantial amount of off road parking for multiple vehicles.

Outside

The gardens are a true highlight of this property, offering a variety of outdoor spaces to relax, entertain, and enjoy nature. To one side, a charming patio area provides the perfect spot for outdoor seating and summer dining. A winding path leads you to a hidden 'secret garden', beautifully bordered by mature shrubs that create a sense of privacy and tranquility.

The standout feature, however, lies at the end of a quiet lane, an enclosed paddock that is a rare find, especially so close to the beach. This peaceful, open space is perfect for a range of uses and offers a unique lifestyle opportunity. As you make your way to the top of the paddock, take a moment to pause and soak in the stunning views—it's a truly special spot that sets this property apart.

Services

Mains water and electricity. Oil fired central heating. Private drainage.

Construction

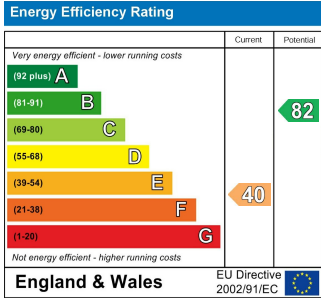
Our client has informed us that the top half of the property is Cob construction with lime render.

Rights of Way

Our client has informed us that the lane is owned by the neighbouring property and Trenoweth Farm has vehicular and pedestrian right of access to and from the property









## Council Tax Band- E

### What3Words

///makeovers.intrigued.transfers

### 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.

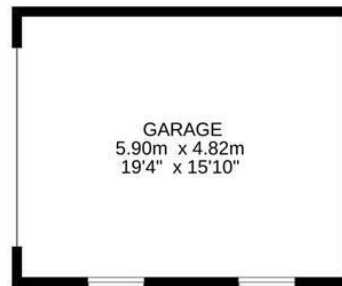
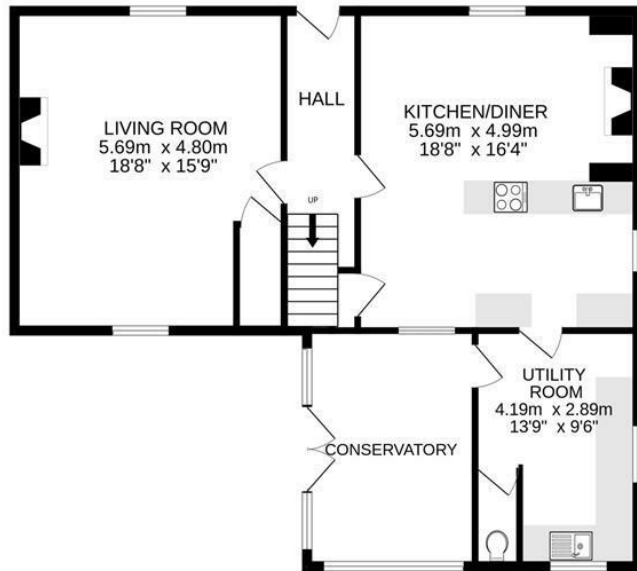
### Proof of Finances

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.

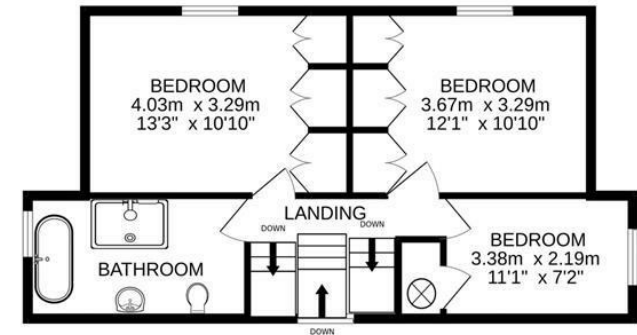




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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