



Tregear Vean Farmhouse



## Tregear Veau Farmhouse

*Located on the outskirts of this exclusive coastal village, an exciting opportunity to purchase a spacious Georgian farmhouse and barn offering overwhelming potential.*



## Accommodation Summary

**Total Internal Floor Area:** 1,958.92 sq ft (181.99 sq m).

### Ground Floor

Entrance Porch, Reception Hall, Dining Room, Kitchen, Rear Porch, Utility / WC, Bedroom 1 / Sitting Room, En-Suite Shower Room, Study / Bedroom 5.

### First Floor

Galleried Landing, Living Room, 3 Further Bedrooms, Bath / Wet Room.

### Outside

Detached Single Storey Barn (with potential to convert subject to necessary consents). Mature circa one third of an acre Gardens. Parking Facilities.





## Description

An opportunity to purchase a very spacious traditional former Farmhouse with a detached single storey stone Barn which has huge potential to convert / develop into a studio, detached annexe or separate one-bedroom residence. Sitting in established mature and relatively level gardens of approximately one third of an acre scope exists, with the necessary consents, to create a separate private driveway for the farmhouse making it possible for the 'barn' to be sold independently if desired.

Located on the outskirts of St Mawes, the property has wonderful far-reaching panoramic water and countryside views from the first floor. Tregear Vean Farmhouse is an attractive detached property positioned among three other similar properties. It enjoys a private setting, well-screened from the main road by a stone wall and a row of evergreen trees sheltering the front garden making this a perfect family home or equally suitable, with some updating and modernising, as a holiday / letting property.





## Ground Floor

A welcoming half-glazed front porch leads into the entrance hall, featuring an attractive stone-flagged floor and a staircase rising to the first floor. To the left, a spacious bedroom (currently used as a sitting room) benefits from an en-suite shower room, offering flexibility in how the space could be used. To the rear is a further bedroom / study, ideal for a home office. A generously proportioned dining room with original window shutters overlooks the front garden, having a feature fireplace with a wood-burning stove—perfect for cosy winter evenings. The dining room flows into a well-equipped kitchen, which is fitted with a range of wall and floor units, an electric Aga, and ample space for additional appliances. Adjacent to the kitchen is a practical utility room with a WC, providing additional storage and laundry space.





## First Floor

On the first floor is a galleried landing. To the front is a large living room, a light and airy room with panoramic views of National Trust countryside and water views of Carrick Roads with Falmouth and Cornish landscape beyond. Also on this floor is a further bedroom to the front with similar views and 2 further bedrooms to the rear with lovely country vista towards Nare Head, and also a bath / wet room.









## Outside

To the front of the house is a level garden, mainly laid to lawn, bounded by a stone wall and high hedge for privacy. To one side of the house is a sheltered sitting out / barbecue area. The gardens, circa one third of an acre, are a haven for privacy and enjoyment and comprise mainly lawn with mature shrubs and bushes dispersed. There is a parking area which could be extended past the front of the property, where, subject to any planning consents, possibly a double garage with studio / office over could be built with associated parking. Within the gardens are two timber summerhouses, one to the western corner and one located by the side of the property.

Alternatively, subject to the necessary consents, a separate driveway could be created entering into the side garden to a possible double garage as mentioned above. This driveway could enable the farmhouse and barn to be split with the barn possibly being sold separately.

## Detached Outbuilding

Approximately 26' x 15, previously used as a workshop / hobbies room, it is an attractive detached stone and slate barn with exposed rafters and a small front courtyard / seating area. There is a parking space to the side. Subject to the necessary consents there is huge scope to utilise this as a studio, annexe for use as a holiday let or for a relative / carer or as stand-alone residential accommodation.





## Summary

Tregear Vean Farmhouse probably dates back to the Georgian Era, situated in a private and relatively level location, on the edge of the exclusive coastal harbour village of St Mawes, on the Roseland Peninsula, an Area of Outstanding Natural Beauty. It enjoys a sunny south westerly aspect and features well stocked gardens. Beautiful far-reaching views are enjoyed from the first floor and encompass surrounding National Trust owned countryside, the mile-wide waters of the Carrick Roads over towards Trefusis Point and Falmouth with miles of Cornish countryside beyond. Subject to any necessary consents, the property has potential to convert the detached single storey barn into residential accommodation as well as extend the current driveway past the front entrance to build a possible double garage with a studio / office over plus associated parking. This family sized home is liveable but many may wish to upgrade and modernise to transform and re-configure the very spacious versatile light and airy accommodation.





## Location Summary

(Distances and times are approximate)

St Mawes Village Centre: 1 mile. Summers Beach: 1 mile. Sailing Club Quay: 1.1 miles. Truro: 9 miles (by car ferry). Falmouth: 20 minutes (by passenger ferry from St Mawes). St Austell: 15 miles with London Paddington 4.5 hours by rail. Cornwall Airport Newquay: 26 miles (regular flights to London, other UK regional Airports and European destinations).

## St Mawes

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the "Top Seaside Town in the UK". This enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle built by Henry V111. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

## Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and a range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

## Cornwall

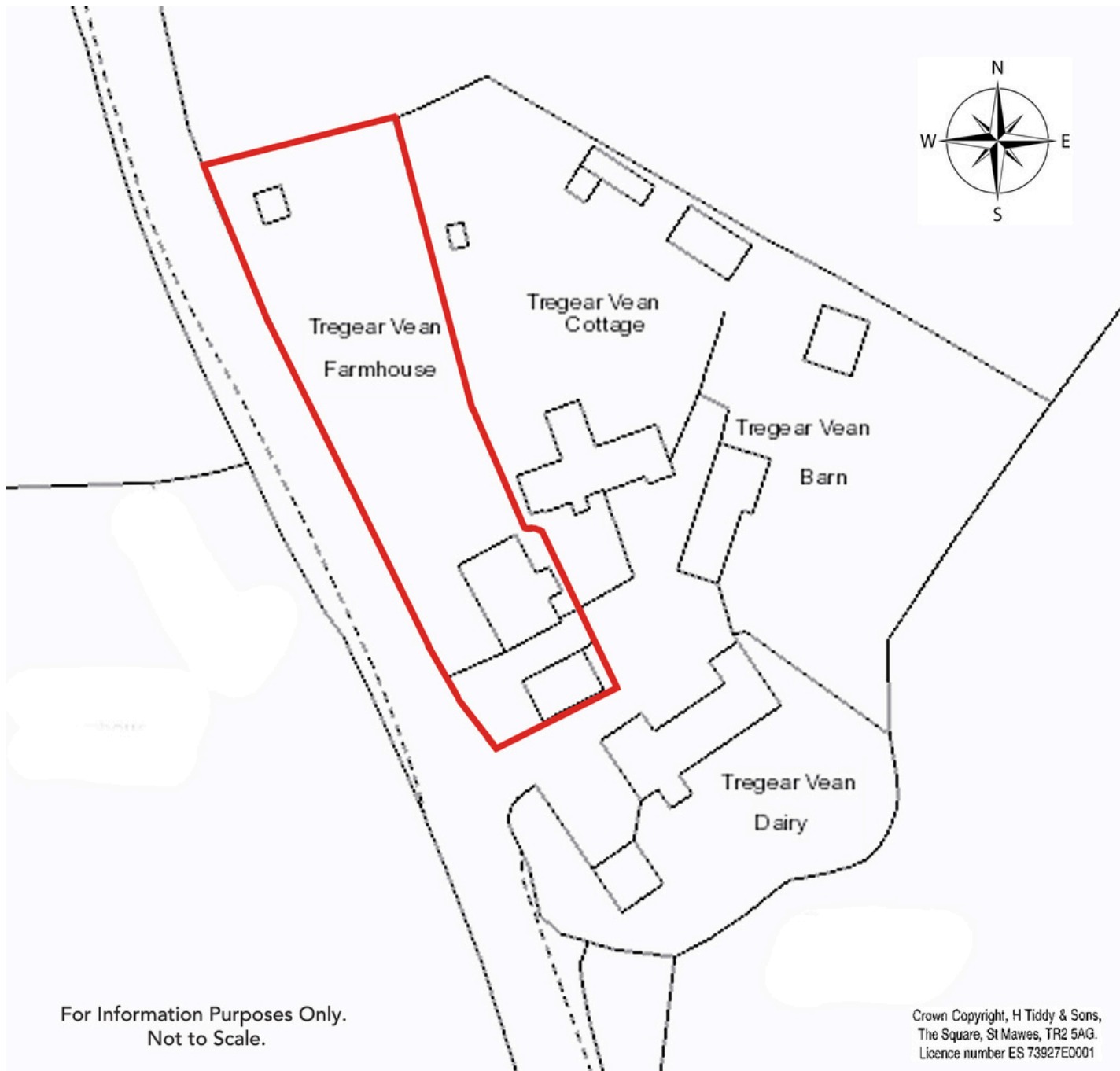
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.

## Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



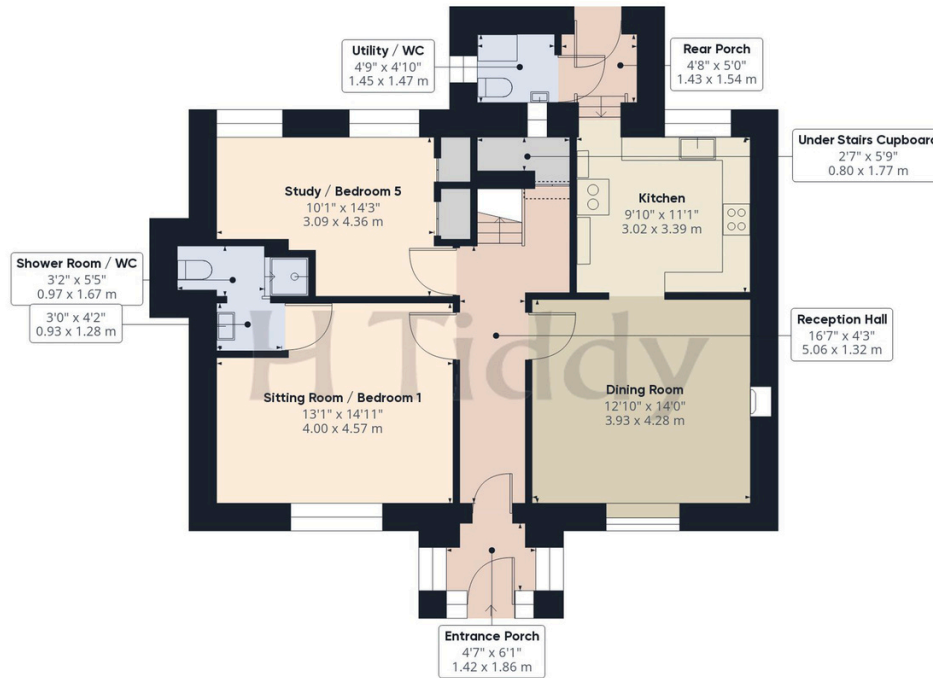




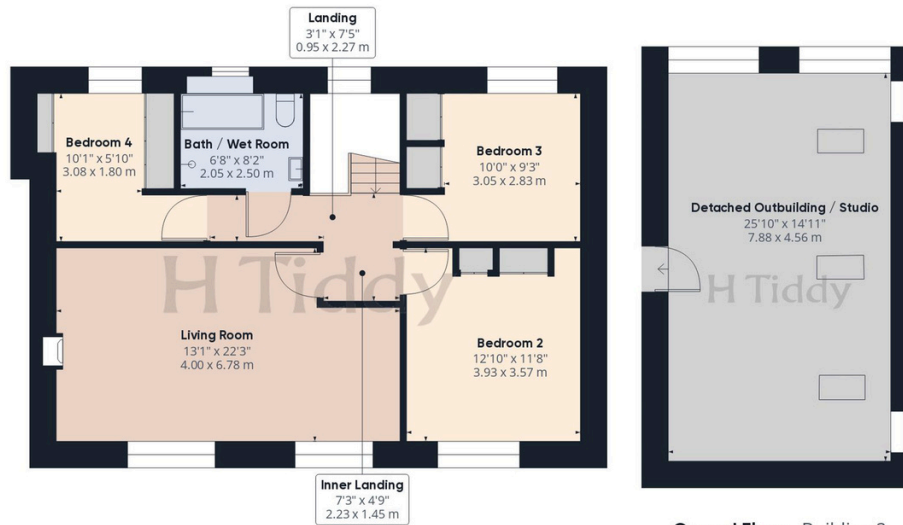
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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1958.92 ft<sup>2</sup>

181.99 m<sup>2</sup>

**Reduced headroom**

17.26 ft<sup>2</sup>

1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## General Information

**Services and Specifications:** Mains water, electricity and private drainage. Electric solar panels. Telephone and television points. Oil fired central heating.

**Energy Performance Certificate Rating:** E

**Council Tax Band:** F

**Ofcom Mobile Area Coverage Rating:** Likely for EE and Three, Limited for O2 and Vodafone.

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water: Very Low.

**Tenure:** Freehold.

**Land Registry Title Number:** CL88363.

**Subject to Potential Planning Permissions:** We have on file a favourable report from a local planning consultant providing an assessment on the possibilities of obtaining residential planning permission on the detached barn as well as extend the current parking area northwards to create a drive past the front entrance of the main house and build a garage with associated parking on the northern side of the main property.

**Viewing:** Strictly by appointment with H Tiddy.

## Tregear Vean Farmhouse

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## H Tiddy Estate Agents

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## Important Notice

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