



Cosawes Barton Ponsanooth, Truro, Cornwall, TR3 7EJ

Guide price £2,650,000

An exceptional country estate set within approximately 12 acres of beautiful grounds, comprising an elegant principal residence, three established courtyard cottages, a further recently updated two-bedroom cottage and a range of useful outbuildings. Cosawes Barton enjoys a wonderfully private setting on the edge of the village of Ponsanooth, while remaining conveniently positioned between Truro and Falmouth.

Surrounded by mature gardens, areas of woodland and paddocks, the estate offers an exceptional sense of peace and seclusion. Despite its tranquil setting, the property remains well placed for access to both the north and south Cornish coasts, including the beaches at St Agnes and Godrevy. The site itself has a remarkable history, with habitation recorded in the Domesday Book of 1086.

The grounds are a defining feature of Cosawes Barton, providing privacy, space and a beautiful natural backdrop to the house and cottages. The gardens and wider estate have also made the property a popular setting for weddings and special events.

The three courtyard cottages were previously operated very successfully as holiday accommodation, achieving the prestigious 5-Star Gold Award standard. They are currently let on a permanent basis, although they remain ideally suited to a variety of uses including holiday letting, multi-generational living or long-term rental income.

The principal residence is an elegant and characterful home positioned to face the gardens and set apart from the cottages, ensuring a high degree of privacy. A broad entrance hallway creates an immediate sense of space, with



The staircase rises to a generous landing leading to the principal bedroom suite, which enjoys attractive views across the grounds. There are three further well-proportioned bedrooms served by a stylish family bathroom.

Cosawes Barton offers a rare opportunity to acquire a historic country home in a beautiful Cornish setting, combined with established and versatile secondary accommodation within an attractive and private estate.

THE LINHAY

A charming single-storey barn conversion offering a spacious open-plan living area, three attractive bedrooms, one of which is en suite, together with a family bathroom and access to its own garden area.

- EPC C

CARVOSSO MILL

Offering accessible open-plan living and dining accommodation, a kitchen area, three bedrooms with one en suite, together with a wet room and its own garden area.

- EPC C

TREMAYNE BARN

A barn conversion with reverse-level accommodation arranged over two floors, comprising one en suite bedroom, two further bedrooms and a family bathroom on the ground floor, with a kitchen / dining room and separate sitting room above. Access to the garden is across the driveway.

- EPC C

COSAWES BARTON COTTAGE

A very attractive two-bedroom cottage which has recently been updated and could provide additional accommodation for rental, guests or multi-generational living.

- EPC E

Location

Cosawes Barton is conveniently situated on the edge of the village of Ponsanooth, which offers a range of local amenities including a village shop, public house and primary school.

The nearby village of Devoran provides access to Restronguet Creek, a highly regarded destination for sailing, kayaking and paddleboarding. From here, the waters of the Carrick Roads offer some of the finest sailing on the south coast, with access across Falmouth Bay to St

Mawes and onward to the beautiful Helford River.

Mylor Harbour is also within easy reach and provides excellent marina and boating facilities, together with the much-loved Pandora Inn overlooking Restronguet Creek, a particularly popular spot during the summer months.

The vibrant harbour town of Falmouth lies approximately four miles away and offers a wide range of independent shops, restaurants and cafés, together with several sandy beaches and further opportunities for boating and coastal activities.

The cathedral city of Truro, the county's administrative centre, offers an excellent selection of both private and state schooling along with a comprehensive range of shopping, cultural and business facilities.

Distances

Ponsanooth 0.3 Mile • Falmouth: 4 Miles • Mylor Harbour 5 Miles • Truro: 7 Miles • Helford River at Helford Passage: 7.8 Miles • St. Mawes: 12 Miles (via ferry) • St Agnes: 12 Miles • Newquay Airport: 26



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy A	Energy D	Carbon A	Carbon D
Energy B	Energy E	Carbon B	Carbon E
Energy C	Energy F	Carbon C	Carbon F
Energy D	Energy G	Carbon D	Carbon G
Energy E	Energy H	Carbon E	Carbon H
Energy F	Energy I	Carbon F	Carbon I
Energy G	Energy J	Carbon G	Carbon J



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