



Treleggo Farm,
Breage, Helston

LODGE & THOMAS
ESTABLISHED 1892

Treleggo Farm,

Breage, Helston, Cornwall TR13 9RG

Guide Price - £600,000 Freehold

- • Detached character farmhouse
- • Renovated to a high standard
- • Rural Position
- • Three double bedrooms
- • Access to Helston, Hayle, St Ives and Penzance

A detached south facing former farmhouse of period style which has been lovingly renovated by the current owners to provide comfortable family sized accommodation in an enviable unspoilt location set well back from the road and near the village of Godolphin Cross. The attractive facade enjoys mellow cut granite stonework including the lintels, quoins and windowsills, under a slate hipped roof with large brick chimney stacks.

The current owners have renovated the house to a high standard and good specification including oil fired central heating with fluid underfloor heating on ground floor, and electric underfloor heating to the family bathroom and en-suite bathroom at first floor level. The property is mainly PVCu double glazed, and benefits from tasteful renovations including the attractive 'sage green' coloured fitted kitchen units, opulent bathrooms with many antique style fittings, two handmade light oak fireplaces, and extremely good ceiling heights.

On the first floor there are rural views are obtained from the three double bedrooms, one with generous sized en-suite, and galleried landing. Stairway to loft, offering storage or alternative habitable room subject to necessary consents.

Outside there is a good-sized gravelled sun terrace with trellis screening panels for shelter providing a lovely sitting out area, with a rose arch flanked by railway sleeper raised beds leading to the long front lawn interspersed with several paving slabs giving access to the parking area. Traditional Cornish hedging and a number of mature trees.

Access off an unmade lane, garage to the rear of the house and level parking area to the front of the property.





EPC C Council Tax Band D

Services

Mains electricity. Borehole water. Private drainage. Oil-fired boiler servicing domestic hot water and central heating. Plumbing for LPG cooking range. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Agent's Note

Solar panels provide a lucrative income and 'feed-in' tariff commenced 29/02/2012 for a period of 25 years. A 3.84kW array of solar panels, included in the sale, installed at the 43.3p Feed-in-Tariff rate in 2012. Battery Storage.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

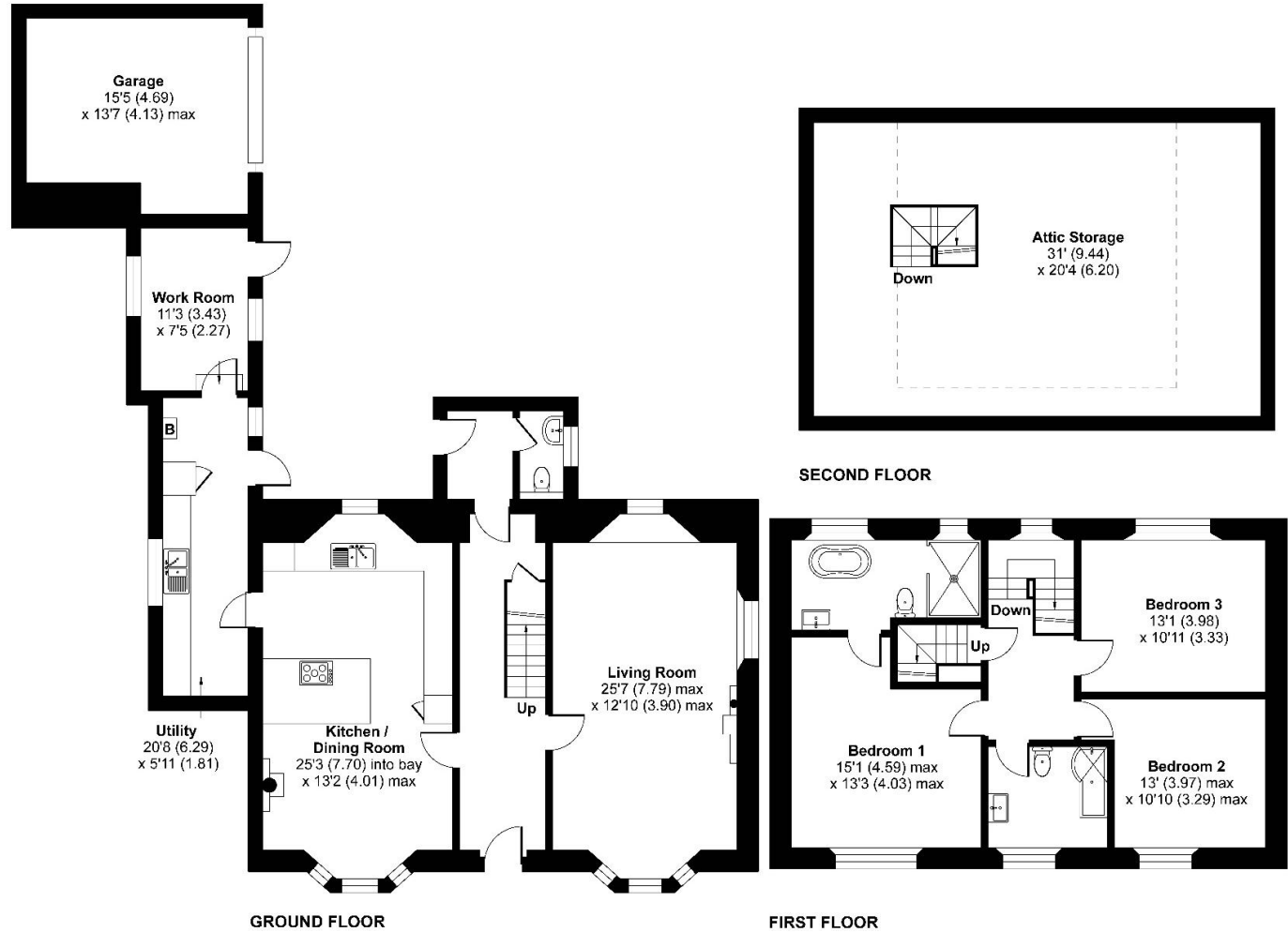
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Denotes restricted head height

Approximate Area = 2094 sq ft / 194.5 sq m
Limited Use Area(s) = 273 sq ft / 25.3 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 2558 sq ft / 237.5 sq m

For identification only - Not to scale



Location

Nestled within beautiful rolling countryside and surrounded by unspoilt farmland, the location offers easy access to both the north and south coasts with the popular village of Breage located just approximately 2.5 miles to the south offering a Public House, Post Office, Shop and a Primary School. The historic harbour town of Hayle (7 miles) and the ancient market town of Helston (5 miles) are within easy driving distance.

The property is also within easy reach of spectacular stretches of the South Cornwall coast, the attractive fishing village of Porthleven (5 miles) and the beaches at Praa Sands (5 miles) and Kenneggy Sands (6 miles). Penzance is about 10 miles distant and provides a regular ferry service to the Isles of Scilly. The City of Truro, with its newly renovated Hall for Cornwall theatre, offers the county's leading retail, administrative and schooling facilities and lies about 21 miles distant.

There are excellent walks to be enjoyed in the area including Tregonning and Godolphin Hills from which there are outstanding views over miles of countryside to both coasts.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

Proceed to Godolphin cross and take the road in the east direction for 0.5 miles and Treleggo Farm will be found on the left-hand side.

what3words///horn.seashell.pictures



Not to scale. For indicative purposes only.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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