



Tregillowe Farm Barn







Tregilliowe Farm Barn

Nr. Marazion, Penzance, Cornwall, TR20 9BU

St Ives - 6 Miles - Marazion - 2 Miles

A stunning and substantial converted barn, beautifully presented throughout and finished to an exceptionally high standard, offering spacious and versatile family accommodation

- Substantial Family Home
- Open Plan Living Space
- Utility Room
- Double Garage
- Freehold
- Finished to a High Standard
- 5 Bedrooms
- Games Room
- Balcony with views
- Council Tax Band G

Guide Price £1,250,000

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SITUATION

Tregilliowe Farm Barn enjoys a wonderfully private setting at the end of a long no-through lane, discreetly tucked away within the beautiful West Cornwall countryside amongst a small hamlet of characterful properties. The nearest village is the popular community of Crowlas, known for its welcoming atmosphere and strong village spirit. Crowlas benefits from a well-regarded local pub, which serves as a popular social hub for both residents and visitors. The village is conveniently situated approximately four miles north-east of Penzance, the historic harbour town overlooking Mount’s Bay. Once a thriving market centre, Penzance remains the commercial heart of the Land’s End peninsula, offering an excellent range of amenities including supermarkets, independent shops, restaurants, healthcare facilities, and both state and independent schools.

The picturesque harbour town of St Ives, internationally renowned for its golden beaches, thriving arts scene and galleries, is located approximately six miles to the north, making this an ideal base from which to enjoy the very best of West Cornwall. The town also boasts an excellent choice of acclaimed restaurants, cafés and seafood establishments, many positioned to take full advantage of the stunning coastal setting. Just beyond lies the beautiful Carbis Bay, famed for its white sands, crystal-clear waters and spectacular scenery, while nearby West Cornwall Golf Club at Lelant offers one of the country’s finest links courses with exceptional views across St Ives Bay.

Approximately two miles to the south lies the ancient market town of Marazion, famed for the iconic St Michael’s Mount. At low tide, a historic stone causeway links the mainland to the island, allowing visitors to explore the castle, gardens and grounds, which remain home to the St Aubyn family. Marazion also offers a beautiful sandy beach and is renowned for water sports including sailing, windsurfing and kite surfing. Nature lovers will appreciate the nearby RSPB reserve, providing excellent opportunities for birdwatching and coastal walks. The surrounding area is rich in natural beauty, with numerous scenic walking routes and easy access to the spectacular South West Coast Path.

THE PROPERTY

Tregilliowe Farm Barn is an exceptional and beautifully presented Cornish long barn, offering in excess of 4,250 sq.ft. of highly versatile accommodation in a truly idyllic semi-rural setting. Occupying a peaceful and private position at the end of a quiet country lane, this remarkable home enjoys a wonderful sense of seclusion whilst benefiting from breathtaking, uninterrupted views across the rolling West Cornwall countryside and towards a nearby nature reserve. The elevated outlook and surrounding landscape create a constantly changing backdrop that can be enjoyed throughout the seasons. Sympathetically converted and meticulously maintained, the property has been finished to an exceptionally high standard throughout, successfully blending the character and charm of a traditional barn conversion with the comfort, efficiency and style expected of a contemporary family home. Exposed architectural features, generous proportions and an abundance of light combine to create a home of immense warmth, character and sophistication.

One of the property’s most impressive features is the spectacular 98-foot open-plan kitchen, dining and living space. Extending the length of the barn, this extraordinary room forms the heart of the home and provides a superb environment for both everyday family life and large-scale entertaining. The space is flooded with natural light from multiple aspects, creating an airy and uplifting atmosphere, while the seamless flow between the different living zones allows for both sociable gatherings and relaxed day-to-day living. Throughout the property, the sense of space is immediately apparent. The accommodation has been thoughtfully designed to provide a high degree of flexibility, making it ideally suited to modern lifestyles. Whether accommodating a growing family, multi-generational living, home working requirements or those seeking generous guest accommodation, the layout offers a wealth of possibilities.





The bedroom accommodation is equally impressive, comprising four substantial bedrooms, all supporting superking beds, three of which benefit from well-appointed en-suite facilities. A fifth bedroom, currently offering excellent potential as a home office, studio or hobby room, but will accommodate a king-size bed, adding to the property's versatility. Additional accommodation includes a practical utility room, cloakroom/WC and a variety of reception areas that can be adapted to suit individual needs. Rarely does a property combine such generous proportions, exceptional presentation, outstanding versatility and magnificent countryside views. Tregilliowe Farm Barn represents a unique opportunity to acquire a beautifully appointed home in one of West Cornwall's most picturesque and peaceful locations, offering the perfect balance of rural tranquillity and modern living.

OUTSIDE

Approached via gated entrance, the property immediately conveys a sense of exclusivity and arrival. A sweeping driveway provides extensive parking for numerous vehicles and leads to the substantial double garage, offering excellent storage and practical space. One section of the former triple garage has been converted into a useful utility room, ideally suited to country living. Above the garage is a large and versatile games room, presenting exciting potential for a variety of uses, including a home office, gymnasium, studio, hobby room or ancillary accommodation, subject to any necessary consents.

The beautifully landscaped grounds extend to just over half an acre and form a stunning complement to the property. Thoughtfully designed and meticulously maintained, the gardens have been carefully planted to provide year-round colour, texture and interest, whilst also enhancing the sense of privacy and tranquillity. Expansive areas of lawn are interspersed with mature trees, established shrubs and well-stocked borders, creating a picturesque and peaceful environment that blends seamlessly with the surrounding countryside.

The property's secluded setting, combined with its proximity to the neighbouring nature reserve, makes it a haven for wildlife. The gardens support an abundance of local flora and fauna, with regular sightings of dragonflies and damselflies adding to the charm of this special environment. A wide variety of birds and other wildlife can also be enjoyed throughout the year, making it an ideal setting for nature lovers and those seeking a close connection with the surrounding landscape.

A variety of terraces and seating areas have been strategically positioned to take full advantage of the property's exceptional setting, providing perfect spaces for outdoor dining, entertaining or simply relaxing whilst enjoying the breathtaking, uninterrupted views across the West Cornwall countryside and towards the neighbouring nature reserve. Whether enjoying a morning coffee as the sun rises over the landscape or watching the changing colours of the countryside throughout the day, the gardens offer a wonderful extension of the living accommodation and a rare opportunity to fully embrace the beauty, wildlife and serenity of the surrounding environment.

SERVICES

Mains Electricity. Private Drainage. Private Water - Bore Hole. Woodburner & Oil Fired Central Heating - Underfloor heating

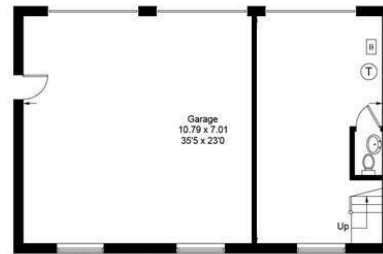
VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

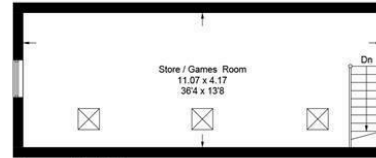
DIRECTIONS

What3words ///bared.fixture.gathering

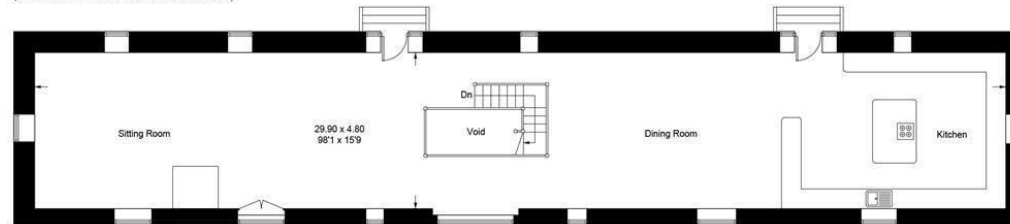
Approximate Gross Internal Area = 288.0 sq m / 3100 sq ft
Garage = 123.2 sq m / 1326 sq ft
Total = 411.2 sq m / 4426 sq ft
(Excluding Void)



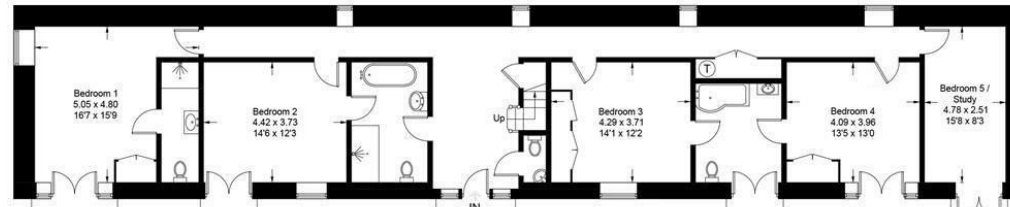
Garage Ground Floor
(Not Shown In Actual Location / Orientation)



Garage First Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1308030)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



