



Tregonning Hill House Tresowas, TR13 9TB

£950,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Tregonning Hill House

- ICONIC CORNISH COUNTRY PROPERTY
- APPROXIMATELY 13 ACRES OF LAND
- PANORAMIC COASTAL & COUNTRYSIDE VIEWS
- ELEVATED POSITION ON TREGONNING HILL
- FLEXIBLE MAIN HOUSE & ANNEXE ACCOMMODATION
- STABLING, TRACTOR SHEDS & EQUESTRIAN POTENTIAL
- MULTI-GENERATIONAL LIVING & INCOME OPPORTUNITIES
- FREEHOLD
- COUNCIL TAX G
- EPC F37



A Unique and Iconic Country Property with Panoramic Cornish Views and in the region of 13 Acres

Occupying an exceptional position at the summit of Tregonning Hill, one of West Cornwall's notable high points, this distinctive country property enjoys breathtaking panoramic views across miles of rolling Cornish countryside and towards the coast. From its elevated position, the outlook extends across Mounts Bay towards Penzance and Land's End, with views also stretching in the direction of The Lizard.

Set within approximately 13 acres, the property offers an outstanding combination of extensive grounds and versatile accommodation. The land comprises a mixture of pasture and fields, together with a range of useful outbuildings, including tractor sheds, stabling and areas suitable for animal husbandry.

A bridleway runs across the upper part of the land, providing an appealing opportunity for equestrian enthusiasts to enjoy direct access for riding.

The property provides exceptionally flexible accommodation and could appeal to a variety of purchasers. The current owners have successfully used the annexe as a letting accommodation and have also undertaken some holiday or short-term letting within the main house.

This flexibility makes the property particularly well suited to multi-generational living, those seeking independent accommodation for family or guests, or purchasers looking to create an additional income stream alongside their principal residence. Or indeed all incorporated to make one fantastic home

Tregonning Hill lies approximately six miles west of Helston and is predominantly granite in character. The hill has been designated as a Site of Special Scientific Interest, reflecting the area's distinctive landscape and natural interest.

The location also has an intriguing industrial heritage. During the early 1870s, one of Cornwall's original china clay works was established on Tregonning Hill.





Local Amenities and Coast-

The nearby villages of Ashton and Breage provide a useful range of everyday amenities, including well-regarded public houses, a petrol station, primary school and post office.

The popular coastal village of Praa Sands is only a short drive away and offers a beautiful sandy beach together with a public house and restaurants.

For a wider range of amenities, the towns of Helston and Penzance provide comprehensive shopping, restaurants, leisure facilities and indoor swimming pools, together with primary and secondary schooling.

Penzance also provides a mainline railway station with services to London Paddington, offering convenient rail connections beyond West Cornwall.

Combining an elevated position, extensive predominantly south-facing land, far-reaching countryside and coastal views, versatile accommodation and genuine equestrian and income potential, this is a rare opportunity to acquire an exceptional rural property in a highly desirable part of West Cornwall.

The extensive accommodation in brief comprises an an area of the property that the current owners have let out comprising entrance porch and a W.C. with a doors opening to a generous living room which is dual aspect enjoying the fabulous views and houses a wood burner, there is a ground floor bedroom and a kitchen. The first floor of this area has a master bedroom enjoying fabulous views rural and coastal views an en suite another bedroom and a bathroom.

From the living room a door leads out to a second reception room and then onwards to a inner hallway to the front of this is a conservatory/sun room, a living room with log burner and behind this is a further kitchen/dining area onwards to a back kitchen, rear lobby and a utility area. On the first floor of this area there are three further bedrooms and a bathroom.

To the end of the property and entered through a door which can be closed off from the back kitchen there is a one bedroom annexe with a living area which is open plan a kitchen, bedroom and a bathroom.

To the outside and being a real feature of this property and approaching 13 acres with a number of pastures and fields many outbuildings including a tractor shed, stables and animal husbandry areas to the bottom of the hill there is a quarry which is unused and at the top end of the land the there is a public bridle way which would seem ideal for those with equestrian interests.

Heating the main properties are part of the property is predominantly heated by wood burners along with a Alfa oven with back boiler that supplies heating and hot water. In the annexe there is modern electrical heating. We are advised there is a private water supply that currently comes from an under ground lake and water is then treated there is a further bore hole as well on the land if required. Private drainage.





SERVICES/HEATING

The main property is predominantly heated by the (Alfa) oven which provides the heating and hot water and is supplemented by the wood burners.

In the annexe there is modern electrical heating.

We are advised there is a private water supply that currently comes from an under ground lake and the goes through a treatment plant .There is a further bore hole available as well if required. Private drainage.

There are 12 ground mounted solar panels an adjacent meadow.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX

Council Tax Band G.

DATE DETAILS PREPARED.

26th August 2026.

WHAT3WORDS

retail.unionists.straying

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

WORLD HERITAGE SITE

The property is situated in a World Heritage Site.

FLOOR RISK

River & Sea Very Low Surface Water Very Low.









Ground Floor
Approx. 225.0 sq. metres (2422.0 sq. feet)



Floorplan produced by a third party and should be used as guidance only

First Floor
Approx. 126.2 sq. metres (1368.5 sq. feet)



Total area: approx. 351.2 sq. metres (3780.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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