

SHARWOOD FARM
WENDRON, NR HELSTON

JONATHAN

CUNLIFFE

Sharwood Farm, Lezerea, Wendron, Helston TR13 0ED

An attractive and versatile rural freehold in south west Cornwall,
within ten miles of both coasts, comprising a detached stone farmhouse,
two converted barns and a comprehensive range of modern agricultural outbuildings
including equestrian facilities

- 4/5 bedroom detached stone farmhouse • 2 bedroom converted barn • 1 bedroom converted barn
- Superb detached library/office building • Spacious 37ft long studio/office
 - Stable block with 8 loose boxes • Further agricultural barn
 - Just under 10 acres of gardens and pasture
 - EPC Sharwood Farm D, The Rosebarn C, Library and Tackroom C
 - Council Tax Bands Sharwood Farm A, The Rosebarn C, • Freehold
- Sharwood 1832 sqft, The Rosebarn 1442 sqft, Pedlars 823 sqft, The Studio 472 sqft,
The Library and Tackroom 843 sqft and Stable and Haybarn 4604 sqft













SETTING THE SCENE

This versatile rural freehold property is found on the side of a rural valley in the parish of Wendron, close to the village of Porkellis in south west Cornwall and with far reaching views across surrounding countryside.

Both the north and south coasts of Cornwall, besides Falmouth, Helston and Redruth are all within just ten miles drive.

Wendron lies northeast from the market town of Helston. The parish is one of the largest in west Cornwall and has a number of small but active villages including Porkellis, Penmarth, Trenear, Trewennack, Rame and Carnkie to name just a few of the largest.

Wendron was originally called Gwendron and was an important tin mining area with mines such as Bassett and Grylls, Polhigy and Medlyn. Porkellis had a church and chapel and was a more extensive mining village with Basset and Grylls mine at Orchard Lawns. Porkellis moor was streamed constantly for tin for at least 2,500 years. The village had a cinema, post office and shop, pub, Men's Institute and a coach builder. Wendron was not only noted for being a tin mining area but also for its farming lands which produced food and work for the people of the parish. It's strong agricultural roots and community are still present today.

The main A30 dual carriageway is about 7 miles away at Redruth, where there is also a station on the main London Paddington-Penzance line with overnight 'sleeper' service.

THE TOUR

At the front of this collection of buildings is a detached double-fronted stone farmhouse, with far reaching views to the south-east across open countryside. The house has five bedrooms on the first floor, with two of these having en suite facilities, in addition to the main bathroom. On the ground floor there is a spacious kitchen-dining room with utility room and a dual aspect sitting room with wood burner and opening through to a garden room, with sliding doors to the private secluded garden.

To the rear of the farmhouse are the collection of barns which were converted around 2020 by our clients to provide two further dwellings plus a spacious studio/office with a mezzanine level.

Rosebarn is centred around a large open-plan kitchen-dining-sitting room, with open-vaulted ceiling and two sets of sliding doors providing a real sense of space. The kitchen features an Everhot electric range cooker and granite worktops. Either end of Rosebarn are the two en suite bedrooms, plus a cloak/wc and utility area. The accommodation is split-level in design.

Adjoining Rosebarn is the two-storey Pedlars Stable, with kitchen-dining room areas a double bedroom and shower room on the ground floor and stairs up to a sitting room on the first floor with great views up the valley.

Below Pedlars is a fantastic Studio or Home-Office with atrium flooding this 37ft long space with natural light. Next to the farmhouse is a superb detached building in a contemporary-modern architectural style currently utilised home to private Library on two levels with

integral tack room on the ground floor. The Studio and Library could lend themselves to a variety of uses, subject to any consents as necessary.

STEP OUTSIDE

From the road there are two driveways. The lower one gives access to the 8 stall stables, tack room, agricultural barn, library/office and farmhouse, with plenty of hardstanding and access to the pasture. The upper drive leads round to the two converted barns with further parking/turning space. This parking area is surrounded by attractive planted borders while there are various terraces on both sides of the properties. The farmhouse itself has a small garden separating it from the lane, besides a further secluded, sheltered courtyard garden to the side. There is a former sand school and the pasture extends up the valley to the north.

SERVICES

Mains water and electricity, private drainage (septic tank) and oil fired central heating in the main house with air source heat pump for the barns. FTTP (Fibre To The Premises) broadband.

Please be aware we cannot confirm that all these services comply with current regulations

DISTANCES (all distances approximate)

Wendron 2 miles, Helston 4.5 miles, Redruth (mainline station) 6.5 miles, Porthleven 7 miles, Falmouth 10 miles, Truro 14 miles

WHAT3WORDS LOCATION

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EPC

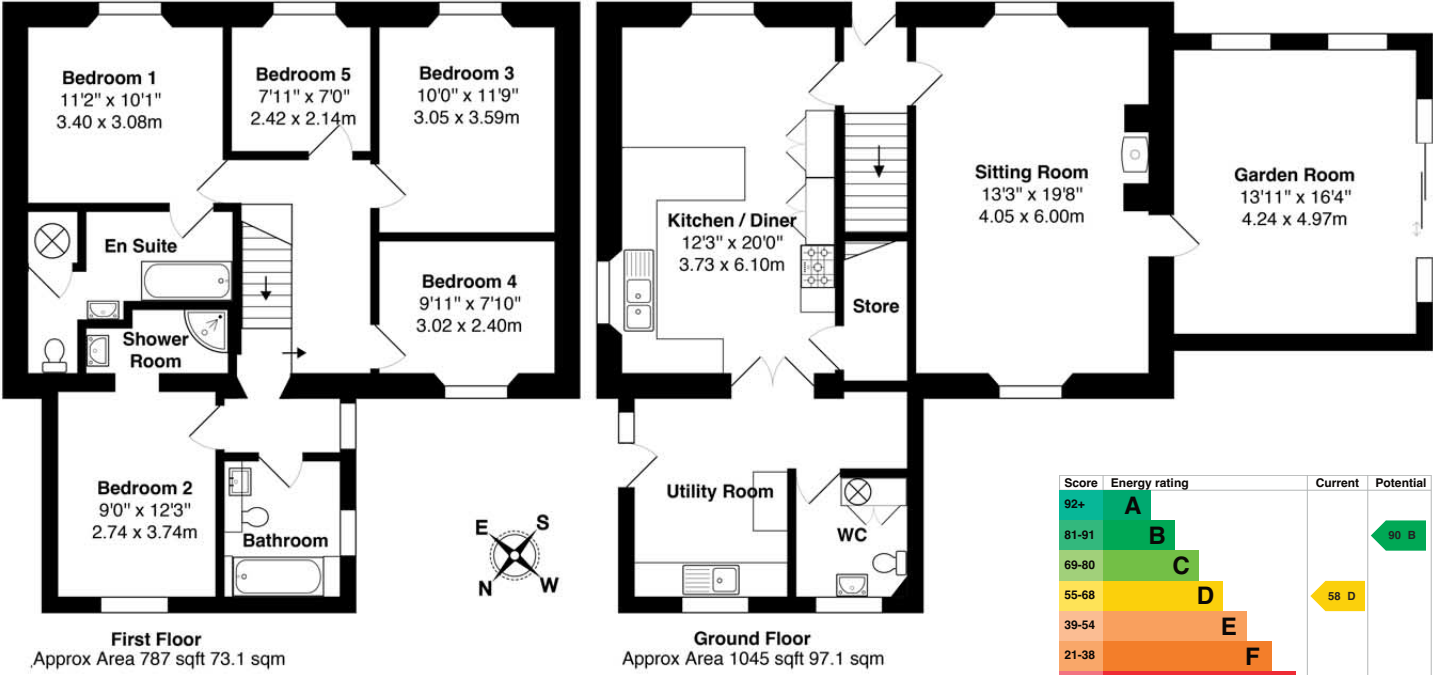
Sharwood Farm D, The Rosebarn C, Library and Tackroom C

COUNCIL TAX BAND

Sharwood Farm A, The Rosebarn C

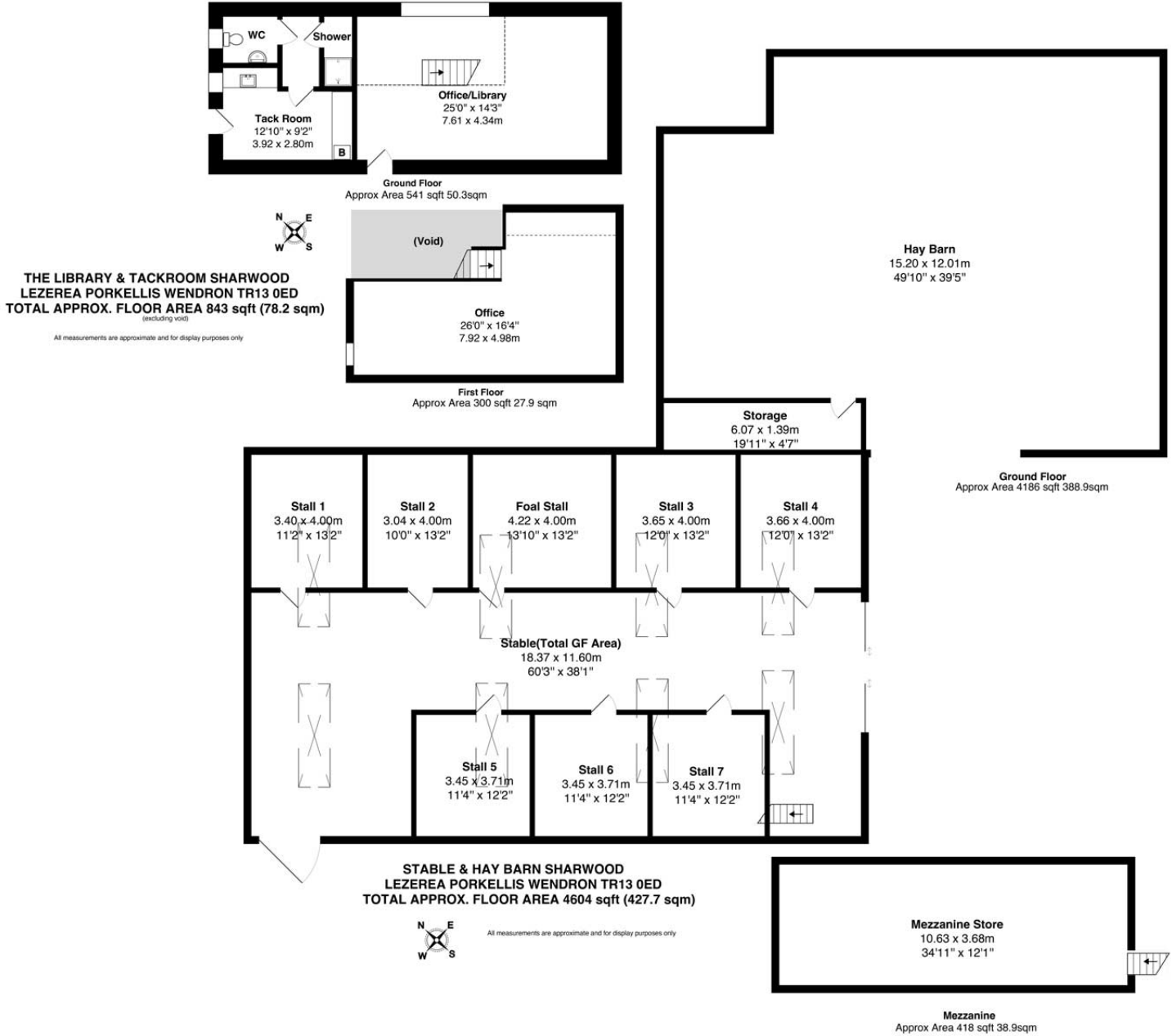
VIEWING

Strictly by appointment with Jonathan Cunliffe. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



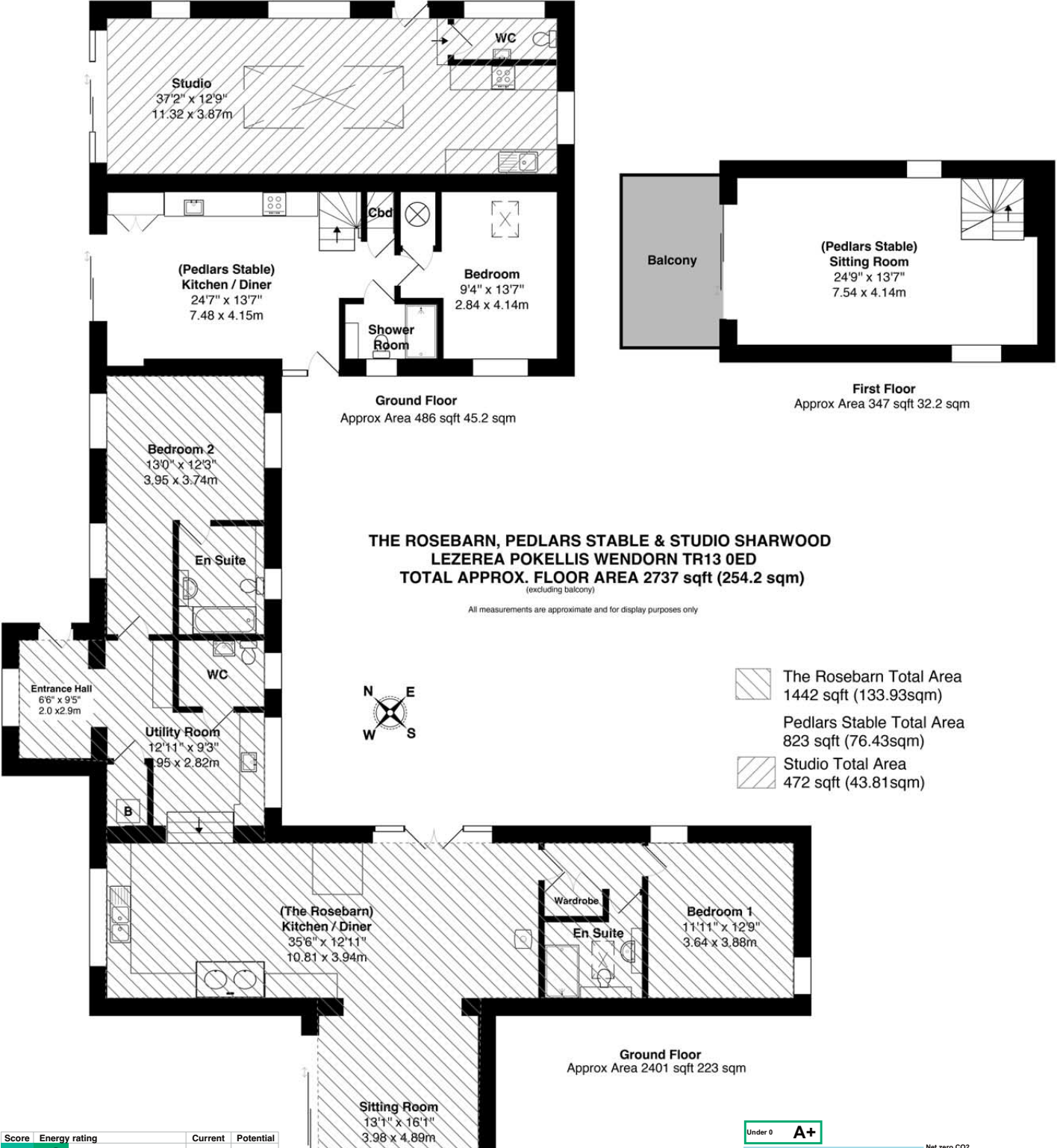
SHARWOOD LEZERIA PORKELLIS WENDRON TR13 0ED
TOTAL APPROX. FLOOR AREA 1832 sqft (170.2 sqm)
(excluding balconies and communal stairwells)
All measurements are approximate and for display purposes only

EPC - SHARWOOD



STABLE & HAY BARN SHARWOOD
LEZERIA PORKELLIS WENDRON TR13 0ED
TOTAL APPROX. FLOOR AREA 4604 sqft (427.7 sqm)

All measurements are approximate and for display purposes only



- The Rosebarn Total Area
1442 sqft (133.93sqm)
- Pedlars Stable Total Area
823 sqft (76.43sqm)
- Studio Total Area
472 sqft (43.81sqm)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC - THE ROSE BARN

Score	Energy rating	Current	Potential
Under 0	A+		
0-25	A		
26-50	B		
51-75	C	73 C	
76-100	D		
101-125	E		
126-150	F		
Over 150	G		

EPC - LIBRARY & TACKROOM

ANTI-MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

SOURCE OF FUNDING - Prior to agreeing a sale, we are legally required to obtain evidence of the source of your funds to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale. Our preference is to use our digital compliance partners LandmarkAgent, more information will be given when an offer has been made.

IMPORTANT NOTICE - Jonathan Cunliffe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of clients or otherwise. They assume no responsibility for any statement that may be made in these particulars, which do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Jonathan Cunliffe have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

JONATHAN

CUNLIFFE

jonathancunliffe.co.uk