



Tresooth Farm Cottage

Near Falmouth







Tresooth Farm Cottage, Penwarne Road, near Mawnan Smith, TR11 5PF

Perfectly positioned between Mawnan Smith, Falmouth and the timeless Helford River, this charming and extended farmhouse sits within around seven acres of established gardens and grounds. Accompanied by traditional outbuildings, including stables and barns, it offers rare scope for equestrian use, income potential and an exceptional rural lifestyle in one of Cornwall's most sought after areas.

Distances

Mawnan Smith – 1.8; Trebah and Glendurgan Gardens – 2.6 ;
Durgan and Grebe beaches – 2.8; Helford Passage – 3.5;
Falmouth - 3.5; Mylor Yacht Harbour – 5.7; Truro – 10;
Cornwall Airport (Newquay) – 29

(All distances are approximate and in miles)

What3Words ///sideburns.inches.bookshop

The Location

Tresooth Farm Cottage is located to the north of the well served village of Mawnan Smith which provides a good village shop, doctors' surgery, garage, coffee shop, hairdressers, the Red Lion Inn (serving good food) and two churches. There is a wide and eclectic range of shopping, bars and restaurants at nearby Falmouth, one of the UK's most popular, thriving and creative seaside towns.

For the sports enthusiast there are local football and cricket teams in the surrounding villages, and five golf courses within 20 miles, the nearest being at the Budock Vean Hotel. Moorings as well as wind surfing, water skiing and kayaking are available on the waterfront at Helford Passage where the Ferryboat Inn is positioned above the beach. There is also a seasonal passenger ferry across the river to The Shipwrights, a wonderfully positioned pub on the south bank of the Helford.

The Helford River is one of the most picturesque and unspoilt areas in Cornwall, sitting within an AONB with its deep sheltered valleys, wooded and hidden creeks that cut inland along this sheltered part of the south Cornish coast.

The area offers safe swimming, sailing and watersports within a timeless natural harbour in which to explore, relax and recharge, much of which is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area also enjoys a climate suited to many sub-tropical varieties as the nearby gardens of Glendurgan and Trebah Gardens display so beautifully.



The property

- Charming detached former farmhouse.
- Originally mid-19th century, substantially extended in 2007/08
- Solar panels with battery storage
- Planning consent in place for two holiday lets
- Broad entrance hall with slate floor
- Double aspect sitting room with oak floor, beamed ceiling and granite fireplace with wood burner. Oak staircase to first floor. Open through to the garden room.
- Garden room enjoying a sunny, south-westerly aspect, opening onto the surrounding terrace and colourful gardens.
- Traditional farmhouse kitchen / breakfast room with exposed beamed ceiling, stone floor and AGA. Granite tops over bespoke timber cupboards and integrated Siemens dishwasher.
- Dining room with painted traditional beamed ceiling, wood burner and door to the front porch.
- Spacious utility room with slate floor and access to the rear garden
- Ground floor wet room
- Well-proportioned first floor landing
- Four double bedrooms including master with en suite shower room.
- Family bathroom with separate walk-in shower

The gardens, land, garage and parking

- The property is approached via a long private driveway off Gypsy Lane (from Penwarne Road), running through the paddock, passing the stables and continuing to the main parking area.
- There is an additional access, shared with the holiday cottages behind, passing the detached barn and leading to the further parking and gated access to the private woodland and grounds.
- Detached barn, mainly stone construction under a pitched corrugated roof. Three sets of double timber doors – currently used for garaging and storage. For those looking to develop, lapsed planning permission (PA10/03199) for the 'conversion and extension of this barn to form two units for holiday accommodation and installation of a septic tank' – building works started with the installation of the septic tank and part foundations.
- Landscaped formal gardens and terrace, beautifully stocked with surrounding raised beds and paths.
- Paddock, used as kitchen garden with poly tunnel and adjoining the rear of the barn.
- Protected woodland with gated access from the drive, leading to the stables and field bordering open farmland. The field totals around five acres.
- In all, around seven acres

Tenure, services and material information

Freehold. Mains electricity and water. Private drainage. Oil fired central heating. Solar panels with Tesla battery storage. Fibre connected to the property.

Council Tax: band D.

In addition to the private drive, Tresooth Farm Cottage enjoys an unrestricted right of access over the driveway which is in the ownership of the adjoining property, Tresooth Barns holiday cottages.

Broadband: FTTP (source: <https://www.openreach.com/fibre-checker/my-products/>)





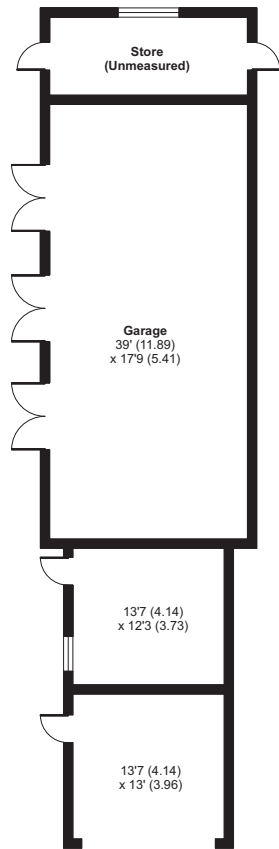
Directions

From Falmouth, travel towards Mawnan Smith following signs to Helford Passage. Once on Penwarne Road, continue for approximately 0.5 miles from the crossroads and turn right into Gypsy Lane and the drive to Tresooth Farm Cottage is on the right.

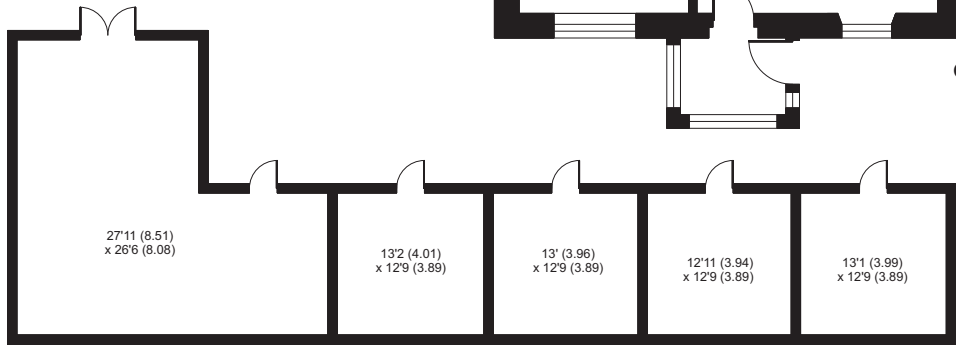
Tresooth Farm Cottage, Penwarne Road, Mawnan Smith, Falmouth, TR11 5PF

Main House = 2450 sq ft / 227.6 sq m
For identification only - Not to scale

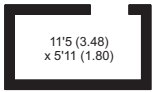
Outbuildings = 2350 sq ft / 218.3 sq m
For identification only - Not to scale



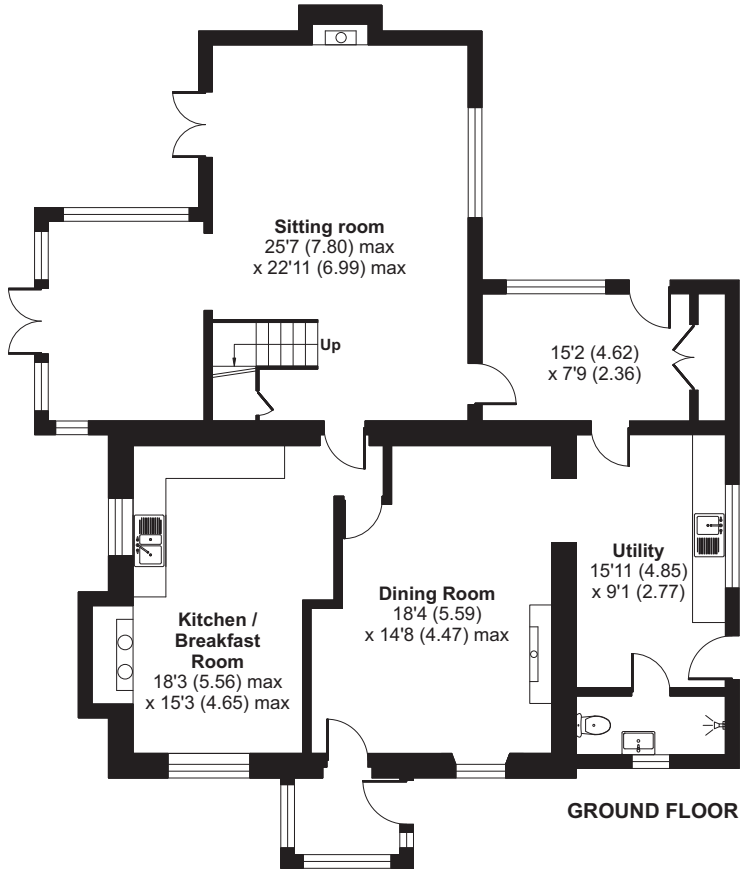
GARAGING / OUTBUILDING



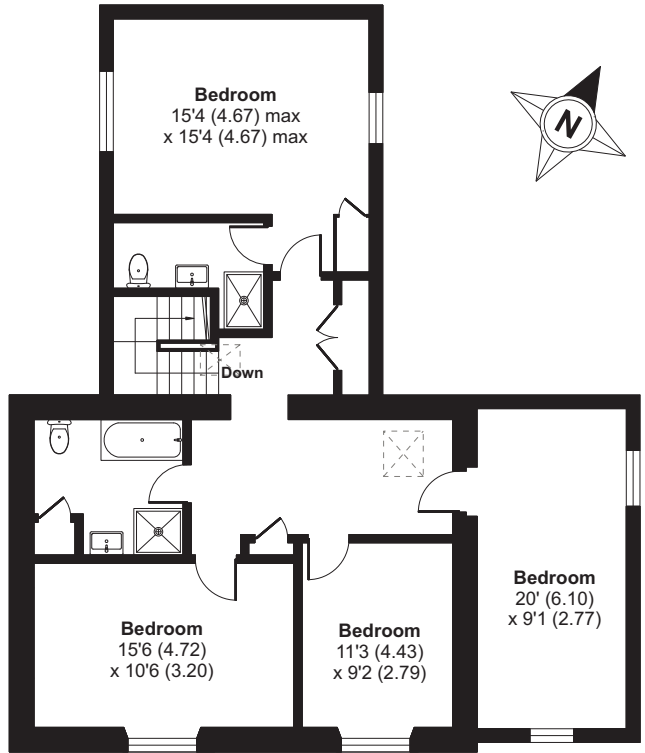
STABLES & TACK ROOM



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkchecom 2023. Produced for Shore Partnership Limited. REF: 964775

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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