

HIGHER TOLVAN
GWEEK, HELSTON

JONATHAN

CUNLIFFE



Higher Tolvan, Gweek, Helston TR12 6TY

A 21st century architect-designed home creatively rewoven from the ruins of an old barn, with glorious views amidst the wild greens of Cornish countryside near the head of the Helford River.

- Exquisite 4 bedroom, architect designed, house
- Magnificent interiors with a calm, contemporary aesthetic
 - Secluded south-facing rural setting
- Glorious rural views towards Gweek and the head of the Helford
 - Set in an acre of beautifully curated gardens
- Excellent eco credentials including PV solar and air source heat pump
 - 2100 sqft • EPC - B, Council Tax Band D







SETTING THE SCENE

Home to two bridges over water; the village of Gweek is nestled equidistant between Falmouth and Porthleven, just east of Helston in Cornwall. The head of the scenic Helford River; known for its sailing facilities and glorious sub-tropical gardens, is only five minutes from the house. Gweek's excellent village farm shop, classic boatyard and café are a short bike ride or a 20-minute walk away. The popular Flora café, restaurant, and bakery at the historic Trelowarren estate are a 15-minute drive, and local favourite pubs The Ferryboat Inn and The Shipwrights are nearby.

The house offers easy access to The Lizard Peninsula and its Heritage Coast. Church Cove, ideal for surfing, swimming, and bathing, is less than 20 minutes by car, and Dollar Cove and the 13th-century St. Winwalloe church are also close by. Lizard Point, the southernmost point of Britain, is a 25-minute drive.

Truro, with its independent shops, cafes, restaurants, museum, and theatre, is about 30 minutes by car. From Truro, the A39 and A30 are easily accessible, and there's a train station with direct GWR links to London Paddington. Falmouth, about 25 minutes away, offers a vibrant arts and music community, artisan food stores, independent shops, an arthouse cinema, waterside restaurants, and pubs.

THE TOUR

Tucked away through a picturesque tree-lined drive, the house sits in a serene position amid rolling fields, offering sweeping rural views across a wooded valley to the village of Gweek, at the head of the Helford River.

Exquisitely designed and sympathetically built from the ruins of an old barn, the interior showcases a tactile elegance, with interconnected living spaces featuring natural, understated materials such as micro-cement floors, polished concrete work surfaces, delicately plastered walls with softened corners, and reclaimed timber paneling. This creates a textured yet minimalist aesthetic with a subtle Mediterranean feel. Floor-to-ceiling glazing frames bucolic scenes, maintaining a constant connection to the outdoors and enhancing the soft natural light.

The combination of fine materials, quality of light, and thoughtful spatial design—where high ceilings follow the roofline's pitch to create a sense of openness—is melded with exceptional craftsmanship throughout. The result is warm, open spaces that exude a calm and inviting atmosphere.

STEP OUTSIDE

Embedded in it's rural setting and gardens, which extend to around an acre, the home feels visually connected to the leafy grounds and surrounding landscape from every room. Thoughtfully positioned openings create a seamless flow between the interior and exterior, leading to a beautifully designed south-facing terrace—an ideal spot for alfresco dining while enjoying the gentle sunrise or the golden hues of the evening sunset.

The undulating lawns blend harmoniously with the surrounding countryside, framed by mature specimen trees and hedging that provide privacy and seclusion. Pathways meander around the house, leading to raised vegetable beds and drifts of wildflowers at the rear. The property offers far-reaching views across open fields toward the boatyards of Gweek, enhancing its idyllic countryside setting.

SERVICES

Mains electricity supplemented by solar power; water via a borehole, private drainage and air-source heat pump central heating, with underfloor heating throughout. Exemplary eco credentials were integral to both design and construction, resulting in excellent energy efficiency.

DISTANCES (All distances approximate)

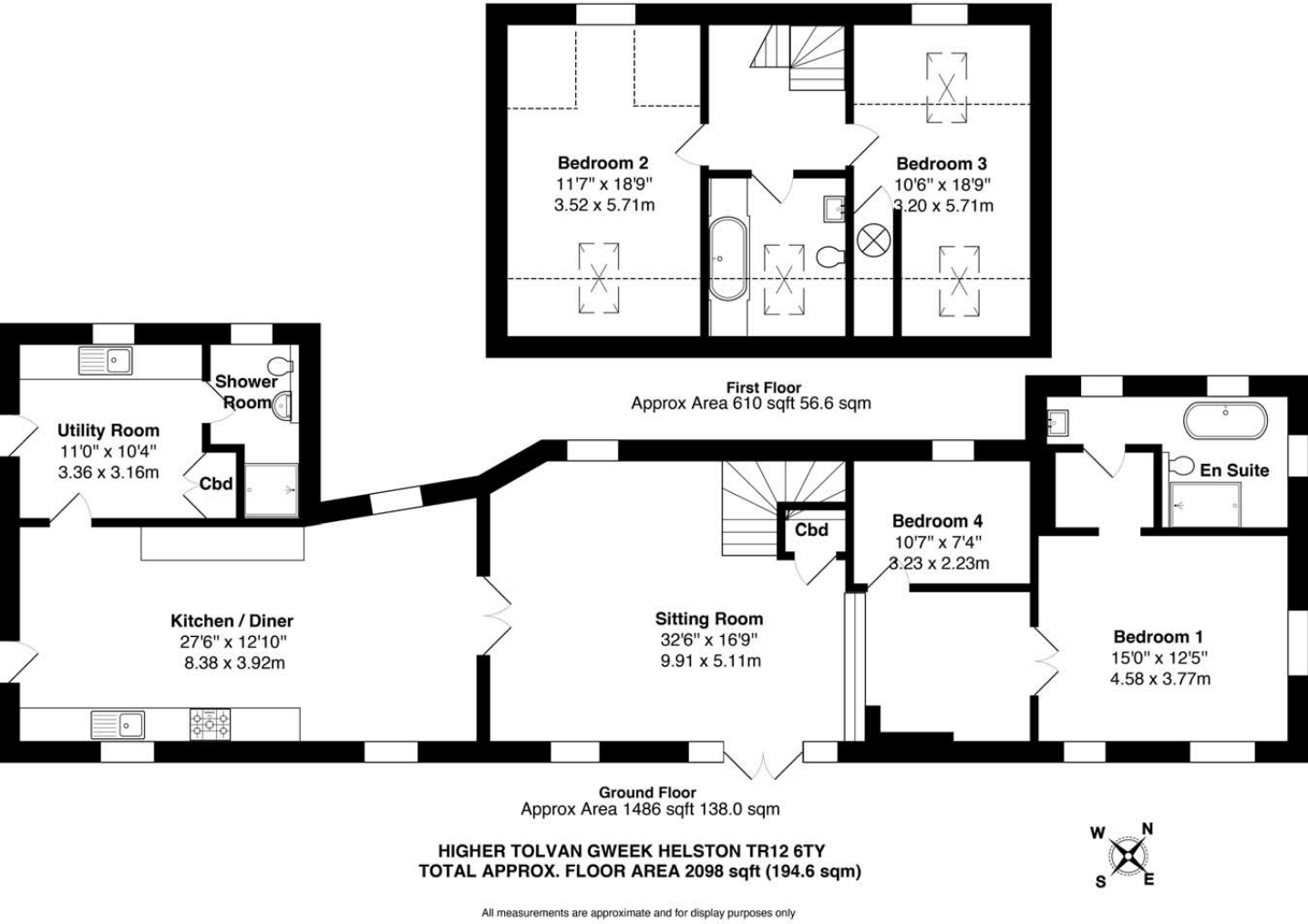
Constantine 2.5 miles, Helston 5 miles, Falmouth 10 miles, Redruth (main line station) 10 miles, Truro 14 miles, Newquay Airport 33 miles

WHAT3WORDS LOCATION

///steep.amplified.museum

COUNCIL TAX BAND

D



Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability 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.

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