



Greycot



# Greycot

Tresowes, Ashton, Helston, TR13 9SY

Praa Sands 1.8 miles Marazion 5 miles Hayle 7 miles

A superbly positioned traditional rural property with integral ancillary accommodation and beautiful gardens.

- Soughtafter Location
- Flexible accomodation
- Multigeneration Property
- Private Gardens
- Additional Accomodation
- Parking
- Character Property
- Established Gardens
- Freehold
- Council Tax E

Guide Price £725,000

## SITUATION

Greycot enjoys a peaceful setting in the picturesque hamlet of Tresowes, close to the sought-after village of Ashton, which offers a selection of local amenities including a traditional public house and parish church.

Just three and a half miles away lies the charming fishing village of Porthleven, renowned for its picturesque south-west-facing harbour, excellent choice of restaurants, welcoming inns and independent shops. The stunning South West Coast Path is easily accessible from numerous points nearby, while beautiful sandy beaches including Praa Sands, Kenneggy Cove and Prussia Cove are all within a short drive.

Approximately five miles away is the historic market town of Helston, often regarded as the gateway to the spectacular Lizard Peninsula. The town provides a comprehensive range of everyday amenities, including an excellent selection of shops, traditional inns, well-regarded schools, and a variety of leisure and recreational facilities.

## THE PROPERTY

Greycot is an exceptionally versatile detached period residence, believed to originate from the late 18th Century, occupying a private setting within mature gardens and grounds. Offering a superb balance of character and practicality, the property has been thoughtfully adapted over time to provide spacious accommodation capable of meeting a wide variety of lifestyle requirements.

The accommodation has been designed with flexibility in mind and centres around welcoming reception spaces that are both light and comfortable. The principal sitting room is full of character, featuring a wood-burning stove that provides a natural focal point and creates a warm, inviting atmosphere throughout the cooler months. The layout lends itself equally well to everyday family life as it does to entertaining guests.



The bedroom accommodation is particularly adaptable, with up to six bedrooms arranged to suit a variety of individual needs. Several of the rooms could equally serve as home offices, hobby rooms or additional reception space, allowing the property to evolve alongside changing family circumstances.

Three well-appointed bath and shower rooms are positioned throughout the property, ensuring the accommodation is well equipped for larger households and guests alike.

The property also benefits from the installation of solar panels, helping to improve energy efficiency and reduce day-to-day running costs without compromising on comfort.

Greycot is a home that offers far more than generous accommodation alone. Its adaptable layout, mature gardens, ample parking and peaceful location combine to create a property equally suited as a substantial family home, a residence for those seeking space for extended family, or a lifestyle property with excellent potential for home working.

**ADDITIONAL ACCOMODATION**

A notable feature of Greycot is the integrated ancillary accommodation, which provides an excellent degree of independence while remaining connected to the main house. This space is ideally suited for multi-generational living, dependent relatives, visiting family and friends, or, subject to any necessary consents, could provide an attractive opportunity for holiday letting or ancillary income.

**OUTSIDE**

Approached through secure entrance gates, Greycot enjoys an immediate sense of privacy and seclusion. A generous driveway provides extensive off-road parking for numerous vehicles, with ample space for a motorhome, caravan or boat. Surrounding the property are beautifully established gardens, thoughtfully landscaped with mature trees, well-stocked borders and colourful planting, creating a delightful setting throughout the seasons. The gardens have been carefully arranged to provide a number of distinct areas for outdoor dining, entertaining and quiet relaxation, all enjoying a high degree of privacy and offering the perfect setting to enjoy the peaceful surroundings.

**AGENTS NOTE**

There is a filled in and capped mineshaft on the title, with documentation available for interested parties.

**SERVICES**

To be confirmed.

**VIEWINGS**

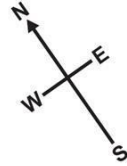
Strictly by prior appointment with Stags West Cornwall - 01736 223222

**DIRECTIONS**

From Helston, follow the A394 towards Penzance, passing through Breage and Ashton. After approximately 2 miles, turn right towards Tresowes. Continue along this road for just under a mile before taking the narrow right-hand turning, signposted No HGV Access, immediately before a sharp right-hand bend. Follow the lane, passing the turning for Croft Lowarth, and the entrance to Greycot will be found a short distance along on the right-hand side.

What3words:///remedy.shelving.riot





Approximate Area = 1786 sq ft / 165.9 sq m  
 Outbuilding = 405 sq ft / 37.6 sq m  
 Total = 2191 sq ft / 203.5 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2026. Produced for Stags. REF: 1496269

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| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (82 plus) <b>A</b>                                 |         |           |
| (61-81) <b>B</b>                                   |         |           |
| (49-60) <b>C</b>                                   |         |           |
| (34-48) <b>D</b>                                   |         |           |
| (19-33) <b>E</b>                                   |         |           |
| (9-18) <b>F</b>                                    |         |           |
| (1-8) <b>G</b>                                     |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

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