



MAP estate agents
Putting your home on the map

The Level, Constantine, Falmouth

The Level, Constantine

Constantine village 0.6 miles | Potager Gardens 0.3 miles |
Mawnan Smith 2.9 miles | Falmouth 5.8 miles | Truro 13
miles | (Distances are approximate)

Located on the outskirts of the village of Constantine is this Grade II Listed four bedroom farmhouse dating back to the 1820s giving the lucky purchasers scope to improve, with eleven acres of fields, garden, paddock and woods to enjoy.

Kitchen | Lounge/diner | Conservatory | Rear porch | Four
bedrooms | Bathroom | Gardens to front and rear | Fields |
Woodland | Paddock | Two storey Garage | Cowshed |
Outside WC | Piggery | Barn | Ample parking

£995,000

Freehold



Property Introduction

We are told the house was built in 1824 by a family who escaped the French Revolution. In 1884 a cowshed and barn were added and in 1924, a piggery. Shortly afterwards a forge was built at the back of the house and this is now a conservatory.

There is a warm and inviting kitchen with an oil fired 'Aga' that leads to a rear porch and then in turn to the conservatory. A spacious 30' lounge/diner has character features that include exposed beams, exposed granite wall, an inglenook fireplace housing a multi-fuel stove, and a glazed door opening into the garden. Stairs from the lounge/diner lead up to the first floor where there are four bedrooms and a bathroom.

Set within eleven acres of rolling countryside including three fields, a paddock and woodland, this could provide an amazing opportunity for someone to convert outbuildings, subject to any necessary consents and make full use of the wonderful surroundings. The outbuildings comprise of an attached cow shed (potential to create a self-contained annexe, subject to necessary consents), piggery (divided with stalls) with outside WC, tractor shed and barn and garage with space above that could be integrated into the upstairs of the main house, subject to any necessary consents.

Location

The property is positioned just outside Constantine. This lovely, self-contained village boasts excellent amenities. Two well stocked shops, one famous for its collection of malt whiskies. A primary school with attached pre-school, and a pre-school and forest school. Also, a doctors' surgery, community and arts centre, sports club and church. There are lovely walks close by in Constantine Woods, Port Navas and the Helford River. The nearest beach is a ten minute drive away.

ACCOMMODATION COMPRISES

Glazed door opening to:-

KITCHEN 12' 3" x 10' 8" (3.73m x 3.25m) plus recess

A warm and inviting room with terracotta tiled flooring, range of wall and floor mounted units with worktop over and tiled surround incorporating a sink and drainer. Space for oil fired 'Aga' which heats the hot water in the water tank, exposed stone wall and space for fridge. Glazed window. Door off to lounge/diner and door to:-

REAR PORCH 9' 6" x 6' 6" (2.89m x 1.98m)

Currently being renovated, glazed on two sides with half height wall and door to garden. Door through to:-

CONSERVATORY 19' 5" x 9' 7" (5.91m x 2.92m)

Currently being renovated with a wooden frame and glazed panes to front with half height wall below. Exposed stone floor.

LOUNGE/DINER 30' 9" x 14' 4" (9.37m x 4.37m) maximum measurements

A generous room with exposed beams and an inglenook fireplace at one end housing a multi-fuel 'Villager Stove' with a slate tiled hearth and granite lintel above. Exposed stone wall. Space for dining table and chairs. Spotlights. Two double glazed sash windows with window seats and glazed door opening to further glazed door to outside. Wood flooring. Latch and brace doors. Two radiators. Stairs leading off to:-



FIRST FLOOR LANDING

Arranged on two levels with doors off to:-

BEDROOM ONE 14' 4" x 10' 3" (4.37m x 3.12m)

A generous dual aspect room enjoying lovely views. Bonnet ceiling. Three fitted wardrobes to one wall. Radiator.

BEDROOM TWO 10' 9" x 9' 6" (3.27m x 2.89m) plus recess

Double glazed sash windows enjoying countryside views. Built-in overstairs wardrobe. Radiator.

BEDROOM THREE 9' 9" x 8' 1" (2.97m x 2.46m) T-shaped, maximum measurements

Double glazed sash window with far reaching views across the orchard and village. Radiator.

BEDROOM FOUR 7' 9" x 7' 7" (2.36m x 2.31m) plus door recess

Double glazed sash window enjoying countryside views. Beams. Airing cupboard.

BATHROOM

Double glazed sash window. Vanity wash hand basin, tiled sill, low level WC and walk-in double shower housing electric shower with tiled surround. Extractor fan. Linoleum flooring. Heated towel rail.

OUTSIDE FRONT

A farm gate opens to the yard that provides ample parking. Outside tap.

GARAGE 15' 9" x 12' 3" (4.80m x 3.73m)

Lighting and power connected. Stone steps leading up from outside the garage lead to a stable door opening to:-

GARAGE FIRST FLOOR STORE ROOM 16' 7" x 14' 3" (5.05m x 4.34m)

Offering scope to create further accommodation to connect through to the house, subject to any necessary consents. Exposed rafters. Wooden flooring. Electric and lighting. Glazed window.

COWSHED 26' 8" x 16' 11" (8.12m x 5.15m)

Windows to front and rear, two pedestrian doors to front.

PIGGERY 31' 0" x 12' 1" (9.44m x 3.68m)

Divided into stalls with windows and exposed rafters.

OUTSIDE WC

Low level WC.

BARN

Reinforced concrete floor, corrugated roof, partial timber walls on three sides.

OUTSIDE FRONT

A beautiful garden surrounded by hedging with a low wall to one side and gate to road. Enjoying a view across the fields and towards the village. Apple, cherry, damson, dogwood and fig trees and kiwi vines. Seating space and views over fields and wild field with ponds. Patio and bridge leading across to back garden.

FIELDS

Accessed from the back garden and road entrance to woodland, in total the land extends to eleven acres. Behind the property the five fields are arranged as three fields, a paddock and a woodland.

AGENT'S NOTE

The Council Tax band for the property is band 'D'. The vendors are exploring the idea of curtilage and please discuss with the agent. The vendors have architect's drawings for the possible conversion of the cowshed.

SERVICES

Mains electric, mains water and mains drainage. Oil heating.

DIRECTIONS

Driving through Treverva, turn left at crossroads to Constantine. Follow this road, pass Potager Gardens on left hand side and after approximately a third of a mile you will see the property on your left hand side. If using What3words: costly.clays.airless

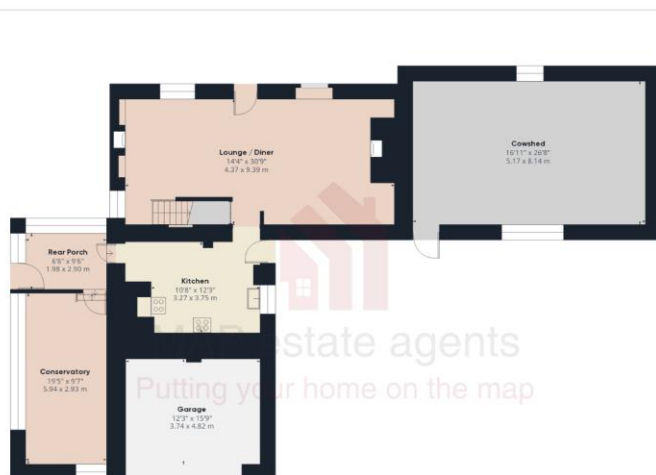




MAP's

Top reasons to view this home

- Located 0.5 miles from centre of Constantine village
- Grade II listed four bedroom farmhouse built in 1829
- Kitchen with oil fired Aga and separate conservatory
- Generous lounge/diner with Inglenook fireplace, exposed beams and granite walls
- Set on approximately 11 acres
- Attached cowshed with potential for annexe room over garage
- Piggery opposite and outside toilet
- Large barn
- Courtyard with ample parking
- Front and rear garden, three fields, paddock and woodland



Approximate total area⁽¹⁾

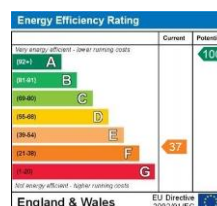
2797.66 ft²
259.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestategents.com
www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

