



MAP estate agents
Putting your home on the map

Stithians, Truro

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Stithians village 1 mile | Stithians reservoir 5 miles | Falmouth 7 miles | Redruth 6 miles | Helston 9 miles | Truro 10 miles | Newquay Airport 30 miles | Plymouth 67 miles | Exeter (M5) 99 miles (Distances are approximate)

Set within a delightful rural setting, is this detached sizeable five bedroom farmhouse, offered to the market for the first time in nearly fifty years!

Entrance hallway porch | Lounge | Dining room | Kitchen | Utility/WC | Snug/office | Conservatory | Five bedrooms, principal en-suite | Family bathroom | Gardens to curtilage of 0.431 of an acre | Parking for three cars

Guide Price £750,000
Freehold



Property Introduction

Dating from the 1800's when it was a working farm, many changes have taken place over the years and the property now offers a lucky buyer the chance to put their own stamp on the accommodation. Standing proudly at the head of the yard with two cottages to either side, the property features a generous kitchen with Aga, a separate utility and cloakroom, a generous lounge, a dining room and a separate snug/office space plus a conservatory which completes the ground floor. Passing a beautiful stained glass window to the first floor, there are five bedrooms, most with feature fireplaces, the principal bedroom has an en-suite and there is a family bathroom. To the outside rear there are mature private gardens, the majority is laid to grass measuring a third of an acre and a granite outbuilding. To the front are three parking spaces and lovely countryside views can be enjoyed. The property is offered for sale chain free with vacant possession.

Location

The property is located approximately three quarters of a mile from the centre of the village of Stithians on the back roads towards Mabe Burnthouse. Positioned in a tranquil setting with fields bordering, the original farmhouse is positioned at the top of the courtyard.

The nearest amenities are in the village of Stithians with a shop, Church, Public House,

Village Hall, a doctor's surgery and a village Primary School with a bus service provided to the local Secondary School and Truro College. This popular village is located with easy access to Helston, Redruth, Truro and Falmouth. The number 42 and 36 buses serve the village. Stithians Reservoir on the outskirts of the village is a very popular location for sailing, fishing and camping with a cafe to enjoy the wonderful reservoir views.

ACCOMMODATION COMPRISES

Wooden entrance door with glazed panel and fanlight over opening to:-

ENTRANCE HALLWAY

A light and bright entrance hall with feature quarry tiled flooring, skirting radiator and exposed beam. At the far end of the hall glazed doors open to the garden and provide natural light with feature exposed stone walls to half height either side. Understairs shelved storage cupboard. Panelled doors off to:-

KITCHEN 14' 4" x 13' 3" (4.37m x 4.04m)

A generous sized room with a glazed sash window and window seat. Patterned tiled flooring. Range of wall and floor mounted wood cupboards with tiled worktop over incorporating two sinks and two drainers, larder cupboard. Oil fired 'Aga' for cooking and also heating the hot water. Space for fridge and space for dishwasher. Spotlights.

UTILITY 8' 3" x 4' 10" (2.51m x 1.47m)

Glazed window, space for chest freezer with shelving above. Skirting radiator. Door opening to:-

WC/UTILITY

Space and plumbing for washing machine and tumble dryer with worktop and sink over. Glazed window with shutters. Storage shelving and cupboard. Low level WC. Tiling to half height and dado rail.

LOUNGE 18' 11" x 15' 9" (5.76m x 4.80m)

A generous room with two bay sash windows to front elevation. Feature wood burner set on a granite plinth with granite lintel over. Storage cupboards inset to either side. Built-in cupboard housing the



boiler and an inset feature wine rack, further built-in cupboard with display cabinet over. Door with fanlight over opening to the conservatory. Doors off to:-

SNUG/OFFICE 11' 5" x 8' 7" (3.48m x 2.61m) maximum measurements

A dual aspect room with two glazed windows. Wood flooring. Skirting radiator and consumer unit.

CONSERVATORY 12' 5" x 6' 2" (3.78m x 1.88m)

Glazed to three sides, quarry tiled flooring. Glazed sloping roof and double doors open to the garden.

From the hallway, door to:-

DINING ROOM 11' 3" x 10' 11" (3.43m x 3.32m)

A dual aspect room. Wood flooring. Part exposed stone wall with freestanding wood burner set on a granite and slate plinth. Skirting radiator.

From hallway, a turning staircase with wooden balustrades leads to the first floor. On the turn of the stairs at the top is a feature stained glass window. Stairs lead up to the:-

FIRST FLOOR LANDING

A light and bright central landing with wooden balustrades. Loft hatch and skirting radiators. Shelved airing cupboard. Doors off to:-

PRINCIPAL BEDROOM ONE 15' 1" x 13' 3" (4.59m x 4.04m) plus door recess, reduced head height to one side

Glazed sash window to rear elevation. Original fireplace with slate hearth. Skirting radiators. Loft hatch. Double part glazed doors opening to:-

EN-SUITE BATHROOM

Window with shutters. Bath, low level WC, shower cubicle with tiled surround housing shower and wall hung hand basin with mirror over. Half tiled walls. Wood flooring. Heated towel rail.

BEDROOM TWO 12' 2" x 10' 10" (3.71m x 3.30m) plus door recess

Glazed sash window to front elevation. Original fireplace with slate hearth. Skirting radiators.

BEDROOM FIVE 8' 10" x 8' 9" (2.69m x 2.66m)

Window to front elevation. Skirting radiator and built-in cupboard.

FAMILY BATHROOM

Glazed sash window with window seat. Wood flooring. Skirting radiator. Bath, pedestal wash hand basin with mirror over, half tiled walls, low level WC and shower cubicle.

BEDROOM THREE 11' 5" x 9' 11" (3.48m x 3.02m) maximum measurements

Sash window with window seat to front elevation. Original fireplace, skirting radiator and fitted wardrobe housing hot water tank.

BEDROOM FOUR 14' 10" x 8' 5" (4.52m x 2.56m)

Glazed sash window to rear elevation with window seat. Radiator. Wash hand basin with mirror over and original fireplace.

OUTSIDE FRONT

To the front of the property are three car parking spaces. A pedestrian gate opens to the front garden and a pathway leads to the entrance door with lawn either side. The garden is enclosed with hedging and rose bushes and a pathway leads around to the side. Oil tank to side elevation.

REAR GARDEN

The rear garden offers a good degree of privacy with a patio, edged with raised flower beds and a raised lily pond. Steps lead up to a lawn with a range of established shrubs, sheltered shaded spaces and some apple trees. The majority of the garden is laid to lawn to curtilage of 0.431 of an acre.

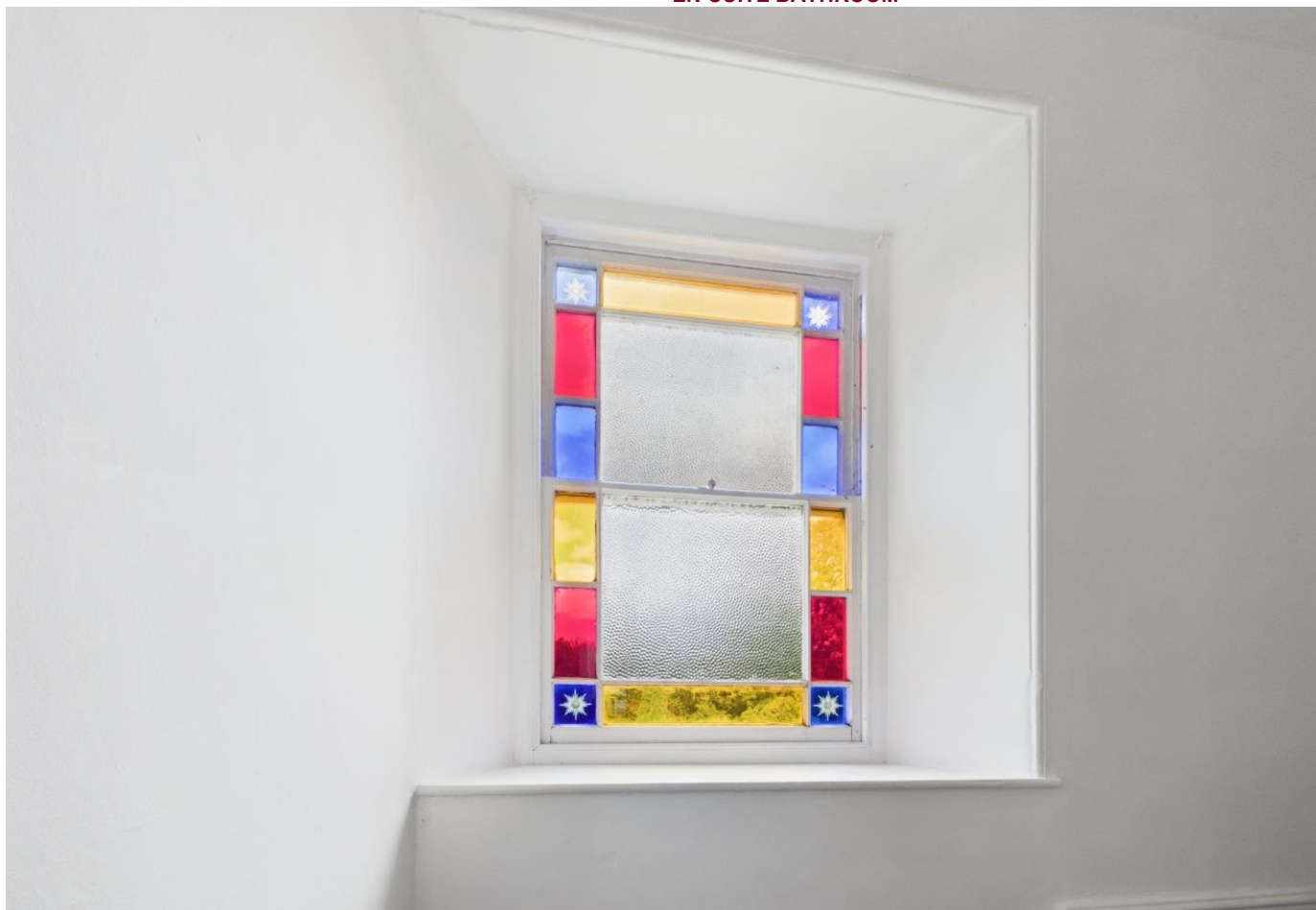
OUTBUILDING 20' 3" x 12' 4" (6.17m x 3.76m)

Single storey with doors to both sides with exposed beams, concrete floor, power and lighting. Small courtyard and outside tap.

SERVICES

New borehole (June 2026) with ancillary equipment. Private septic tank drainage (shared with neighbouring property) and mains electricity. Oil heating. The oil fired Aga heats the hot water.

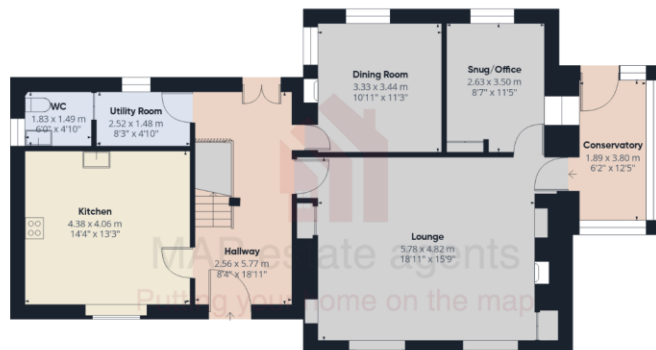
AGENT'S NOTES





MAP's Top reasons to view this home

- Detached farmhouse, for sale for first time in nearly 50 years
- Beautiful rural setting on outskirts of village
- Curtilage of 0.431 of an acre
- Built in the 1800's, period features remain
- Five bedrooms, principal bedroom en-suite
- Three reception rooms and conservatory
- Generous kitchen with Aga, separate utility
- Beautiful rear private garden plus outbuilding
- Parking for three cars
- Oil heating and new borehole water supply



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

214 m²
2303 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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