

TRENARTH MANOR

CONSTANTINE • FALMOUTH • CORNWALL

An aerial photograph of a large, historic stone estate. The central focus is a two-story stone house with a grey slate roof and multiple windows. To its right is a long, single-story outbuilding, and to its left is another smaller structure. The estate is surrounded by lush greenery, including manicured lawns, hedges, and numerous trees. In the foreground, there is a large, open lawn area with several palm trees. The background shows rolling green hills and fields under a clear sky.

SET IN APPROACHING 34 ACRES WITH A FURTHER 86 ACRES SEPARATELY AVAILABLE, THIS HISTORIC AND UNIQUELY PRIVATE PROPERTY SITS ABOVE PORT NAVAS WITH FARREACHING VIEWS OVER ITS RENOWNED GARDENS AND SURROUNDING COUNTRYSIDE. AVAILABLE FOR SALE FOR THE FIRST TIME SINCE 1992, IT OFFERS A RARE OPPORTUNITY TO OWN A SMALL SELF-CONTAINED ESTATE, WITH SIGNIFICANT DEVELOPMENT POTENTIAL, CLOSE TO THE HELFORD RIVER AND CORNWALL'S SOUTH COAST.

TRENARTH MANOR

CONSTANTINE ▪ FALMOUTH ▪ CORNWALL ▪ TR11 5JN

Port Navas 2 miles ▪ Mawnan Smith 2 miles ▪ Constantine 2 miles ▪ Gweek 4 miles ▪ Falmouth 5 miles ▪ Helston 8 miles ▪ Truro 11 miles ▪ Newquay Airport 30 miles

(All distances are approximate)

THE MANOR

Reception hall, dining room, drawing room, garden room, study, TV room, kitchen/breakfast room, refectory, utility, 2 cloakrooms, cellars, 4 en suite bedrooms, integrated double garage.

EAST COTTAGE

Part of the main Manor with a separate entrance, sitting room, kitchen, bedroom and bathroom.

The next three premises are part of the same building:-

THE STABLE WING

Entrance hall, living room, kitchen, cloakroom, 2 bedrooms, bathroom.

THE LODGE

Entrance hall, living room, kitchen, 2 bedrooms with en suite bathrooms.

RANGE COTTAGE

Entrance hall, sitting room, kitchen, bathroom, 2 bedrooms and cloakroom.

THE PIGGERY

Living room, kitchen, 2 bedrooms, shower room.

OLD FARM OFFICE

Living room, kitchen, bedroom with en suite bathroom.

OUTBUILDINGS

4 bay open fronted store, greenhouse, further garage, large agricultural outbuilding, derelict bungalow with planning permission to replace with a 4 bed property.

GARDENS AND LAND

Mature and well established gardens, fruit garden, vegetable garden, terraces and courtyard, pasture and woodland.

In all about 33.84 Acres

Guide Price: £3,000,000

LOT 2 - Further agricultural land and woodland.

In all about 66.24 Acres

Guide Price: £850,000

LOT 3 - Substantial glass house with development potential (subject to the necessary consents).

In all about 0.43 Acres

Guide Price: £150,000



SITUATION

The Trenarth Manor estate lies south of Falmouth near the Helford River in south Cornwall.

The North Helford area stretches along the north bank of the beautiful Helford River and separates the Helford River from Falmouth. The area is knitted together by the charming villages of Mawnan Smith, Constantine, Port Navas, Durgan and Helford Passage, together with wooded creeks, rolling farmland, not forgetting the wonderful gardens of Trebah and Glendurgan. Nearby Port Navas has its own yacht club with restaurant and once home to the Duchy Oyster Farm, a historic stone quay sits opposite the house and plays host to the annual Port Navas Regatta.

The Helford River itself has deep-water moorings and an active sailing club. There are two local waterside pubs; the thatched Shipwrights pub on the south side of the river and the Ferry Boat Inn on the nearer north side. Much of the countryside surrounding the Helford Estuary is owned by the National Trust and is designated as an Area of Outstanding Natural Beauty, flush with an endless number of beautiful creek-side and coastal walks.

The nearby village of Mawnan Smith has excellent day-to-day amenities include public house, doctors surgery, garage, convenience stores, village hall and a primary school.

Constantine has also has its own primary school and provides a good range of shops and amenities, including the renowned Constantine Stores wine merchants, whilst the port and university town of Falmouth is close at hand with its sandy beaches and yacht marinas. About an hour's drive, Newquay airport has regular flights to London while in Truro - approximately half an hour's drive, there are independent prep' and secondary schools and a mainline station with overnight sleeper service to London Paddington.



HISTORY

For over 800 years, Trenarth has been home to those living, working, and farming on its fertile, south-facing slopes. The site was likely chosen for its proximity to the river for communication, abundant woodland for fuel and grazing, streams bordering the fields, and readily available stone for building.

The house itself is a charming patchwork of styles spanning six centuries, reflecting the changing fortunes of its owners. Dating back to at least 1260, its history includes the original Trenarth family, the Trefusis family by marriage in 1658, and the Nicholas family, who held the property from the early 18th century until 1842. Several date stones, such as a 1658 plaque featuring the Trenarth and Trefusis arms with the motto God Giveth Strength, provide glimpses into its past. The early history is described in one chapter of Charles Henderson's book published in 1937, "Constantine in Cornwall" chapter XIV.

The granite-built house features 16th-century cellars and a former kitchen, an 18th-century Georgian front added by the prosperous Nicholas family, and later 19th-century incorporations of outbuildings. A modern garden room, added in 2002, complements this eclectic "liquorice all sorts" house, which sits at 300 feet above sea level, offering uninterrupted views of its fields, woods, and streams leading to Port Navas creek and the Helford River.







DESCRIPTION

A fine Grade II listed country estate with a rich history dating back to the 13th century, Trenarth is set in a serene and idyllic location above and leading down to the Helford River. Approached via a long drive, the estate spans over 35 acres of rolling pasture and woodland, offering uninterrupted views across its land. Completely private and wonderfully peaceful, it is a true rarity, with the main house, cottages, outbuildings, gardens, and extensive acreage providing endless potential and exceptional lifestyle appeal.

Arranged around an enchanting Elizabethan courtyard, the main house unfolds across 10,847 sqft of beautifully proportioned and character-rich interiors that seamlessly blend centuries of architectural evolution. Originally constructed as a granite farmhouse in the 16th century, the house was later improved with a south-west facing Georgian façade, while successive additions in the 18th and 19th centuries incorporated further outbuildings, creating a harmonious fusion of vernacular and classical styles. Inside, the home abounds with historic features, including grand sash windows, fireplaces, a fanlight and a elegant period staircase. These timeless elements offer abundant potential for thoughtful reimagination while preserving the house's storied heritage.









The ground floor offers a series of generous living and entertaining spaces, including an impressive entrance hall, family kitchen, a 17th century refectory with stone mullioned windows, a granite inglenook fireplace and original slate floor, drawing room, TV room, study dining room, and garden room. Upstairs, a spacious landing leads to a grand principal suite, two further bedrooms, and ensuite bathrooms, all with high ceilings and captivating garden vistas. A secondary staircase leads up to the south-east facing 'granny wing' where there is a further bedroom with en suite bathroom and study. The 'East Cottage', which has its own external access, is currently arranged as a self-contained one bedroom apartment but could easily be restored to the main house to provide two additional bedrooms.

The property also includes useful garaging, utility spaces, and cellars below with the ground source heat pump, ample storage and versatile potential for a variety of uses.



The Manor

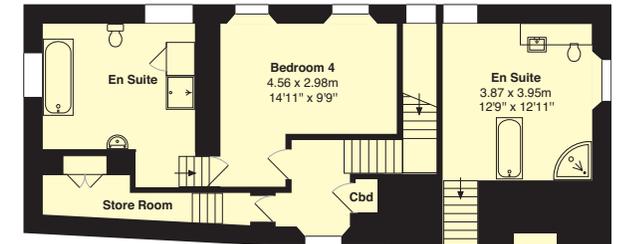
Approximate Gross Internal Area:

Total = 548.7 m / 5906 sq ft
(Excluding Courtyard)



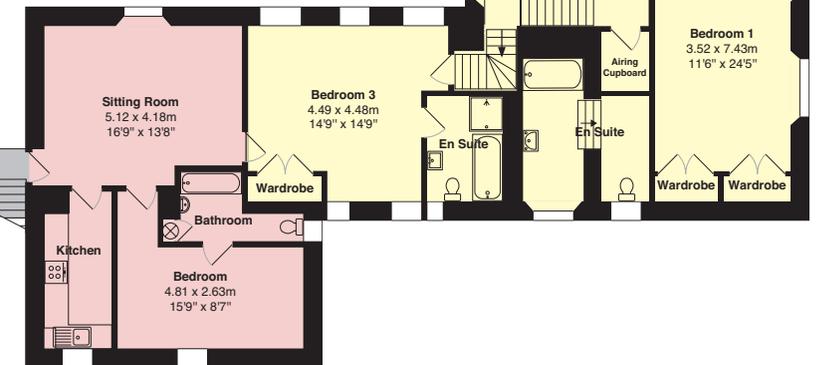
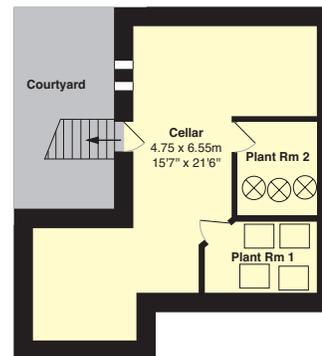
First Floor

Approx Area = 216.4 sq m / 2330 sq ft



Cellar

Approx Area = 62.5 sq m / 673 sq ft



East Cottage

Approx Area = 41.51 sq m / 446.8 sq ft

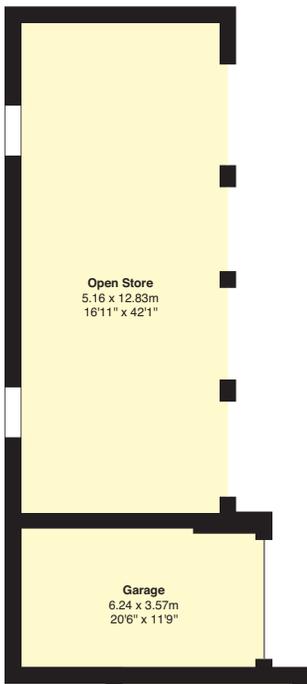


Ground Floor

Approx Area = 294.4 sq m / 3168 sq ft

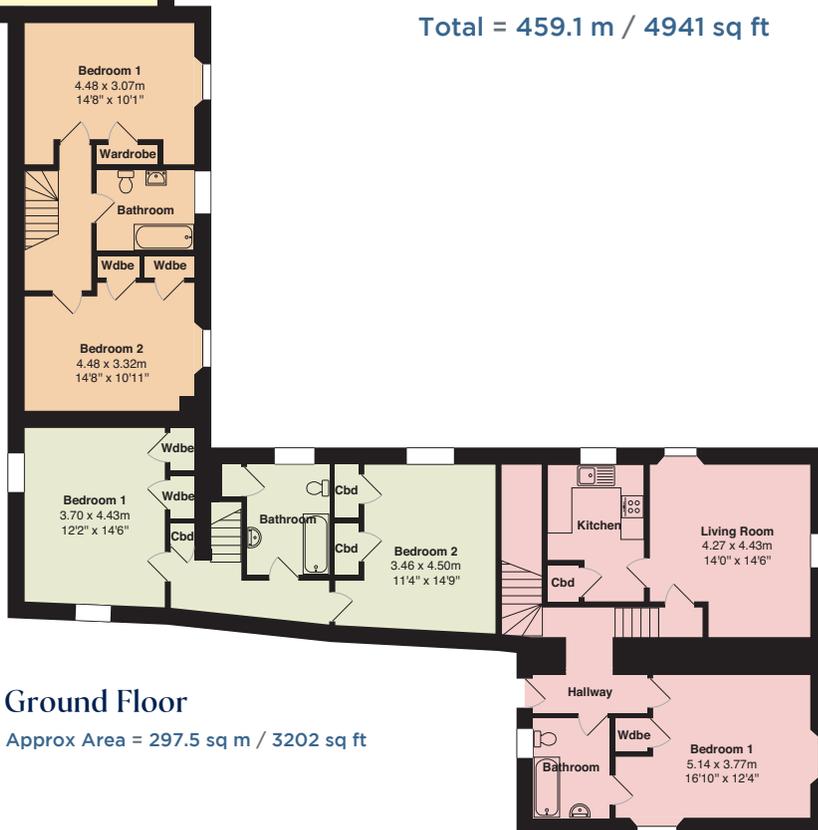
Not to Scale

For identification purposes only.



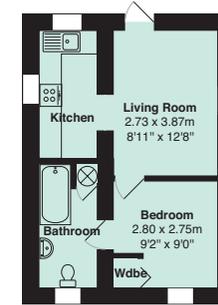
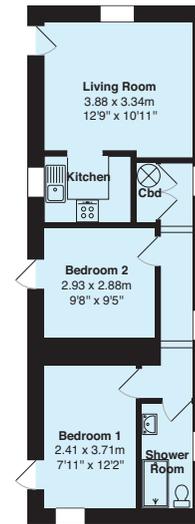
Outbuildings

Approximate Gross Internal Area:
Total = 459.1 m / 4941 sq ft



Ground Floor

Approx Area = 297.5 sq m / 3202 sq ft



- The Piggery**
Approx Area = 48.3 sq m / 520 sq ft
- Old Farm Office**
Approx Area = 32.7 sq m / 352 sq ft
- The Stable Wing**
Approx Area = 88.06 sq m / 948 sq ft
- Range Cottage**
Approx Area = 107.09 sq m / 1152.7 sq ft
- The Lodge**
Approx Area = 94.53 sq m / 1017.5 sq ft



First Floor

Approx Area = 161.6 sq m / 1740 sq ft

Not to Scale
For identification purposes only.

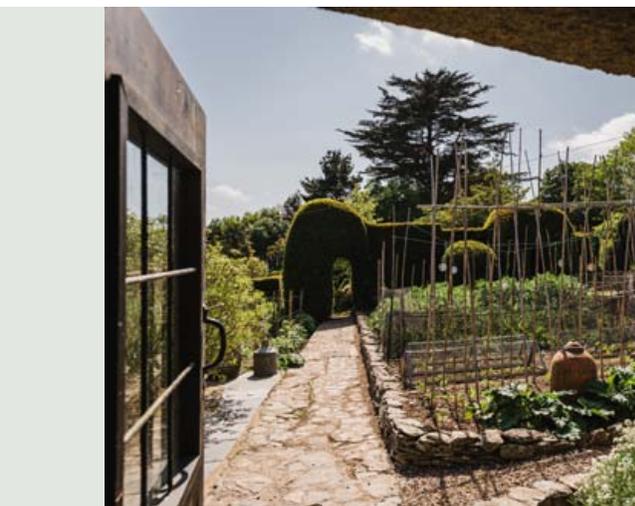


GARDENS AND LAND

The estate is exceptionally private, set within its own exquisitely manicured gardens and grounds with no outside intrusion, offering unmatched peace and tranquility.

Historically focused on practical horticulture, the farm's 18th-century garden Listed walls once enclosed vegetable and fruit gardens, with three orchards noted on a 19th-century estate map. Early landscaping features include a lone Monterey pine and remnants of a 19th-century avenue. By the 1950s, the estate supported a horticultural business, producing cut flowers like anemones and daffodils, with traces of greenhouses still evident in the restored potting shed. In the 1960s, the gardens were further transformed with a large orchard, yew-hedged garden 'rooms,' terrace walls, and shelter belts. Over the past 28 years, the gardens have expanded to cover 3-4 acres, retaining their strong framework of hedges and walls.

Today, the gardens are wonderfully diverse, featuring a 16th-century sheltered courtyard, formal walled gardens, an orchard, and a vegetable patch. The mild climate enables ambitious planting, ensuring year-round colour and variety. Recent additions include a gravel garden with granite and palms, a bog garden named "Paget's Puddle," a beech walk, parkland, children's play areas, and whimsical seating with surprising touches throughout. Commanding views of the surrounding countryside can be enjoyed from nearly every angle. The gardens and grounds have been opened for many years for the NGS, Cornwall Wildlife Trust, Cornwall Hospices, and the Cornwall Heritage Trust. The creation of the gardens in such a favoured area and location has been a huge pleasure and the result is well described in the entry in "Secret Gardens of Cornwall", by Tim Hubbard, published in 2023.



The land continues beyond the immediate gardens and include a number of fields and woodland that extend down to Trenarth Bridge which is on a creek of the Helford River. The grounds extend to about 33.84 acres (13.69 ha).

COTTAGES AND OUTBUILDINGS

To the rear of the house there is a collection of charming, converted barns including five letting cottages. Stable Wing, The Lodge and Range Cottage make up the large L shaped 18th century barn whilst The Old Piggery and the Old Farm Office are detached barns. All are neatly arranged around a courtyard which includes a garage and 4 bay outbuilding/workshop.

A short distance away, up a separate drive, sits a disused detached bungalow in an idyllic setting, with recently lapsed planning permission granted to rebuild it as a substantial four-bedroom family home with stunning views across an area designated as a National Landscape (formerly AONB).





LOT 2

Further land and woodland is available by separate negotiation and extends to 86.24 acres (34.90 ha).

LOT 3

At the top of the drive and with direct and separate access from Trenarth Lane, is a glass house of about 100ft. the building is in need of renovation or subject to the necessary consents provides an opportunity for development into a sperate dwelling. The building is within about 0.43 acres (0.17 ha). This is available by separate negotiation.

GENERAL REMARKS

DIRECTIONS

Follow Hillhead Road for Mawnan Smith and Constantine. After passing through Argal Crossroads and the hamlet of Lamanva, fork left for Constantine just before Treverva. Follow this road for about a mile, turning left at High Cross Garage by the grass triangle. Fork right off this lane after about 50 yards and follow to Trenarth Manor.

WHAT3WORDS

///grape.ripe.scrambles

LISTING DETAILS

Grade II listed (List Entry Number: 1311213 & 1142136).

PUBLIC RIGHTS OF WAY

Please see site plan showing the location of the footpath (blue dotted line) which are located some distance from the property.

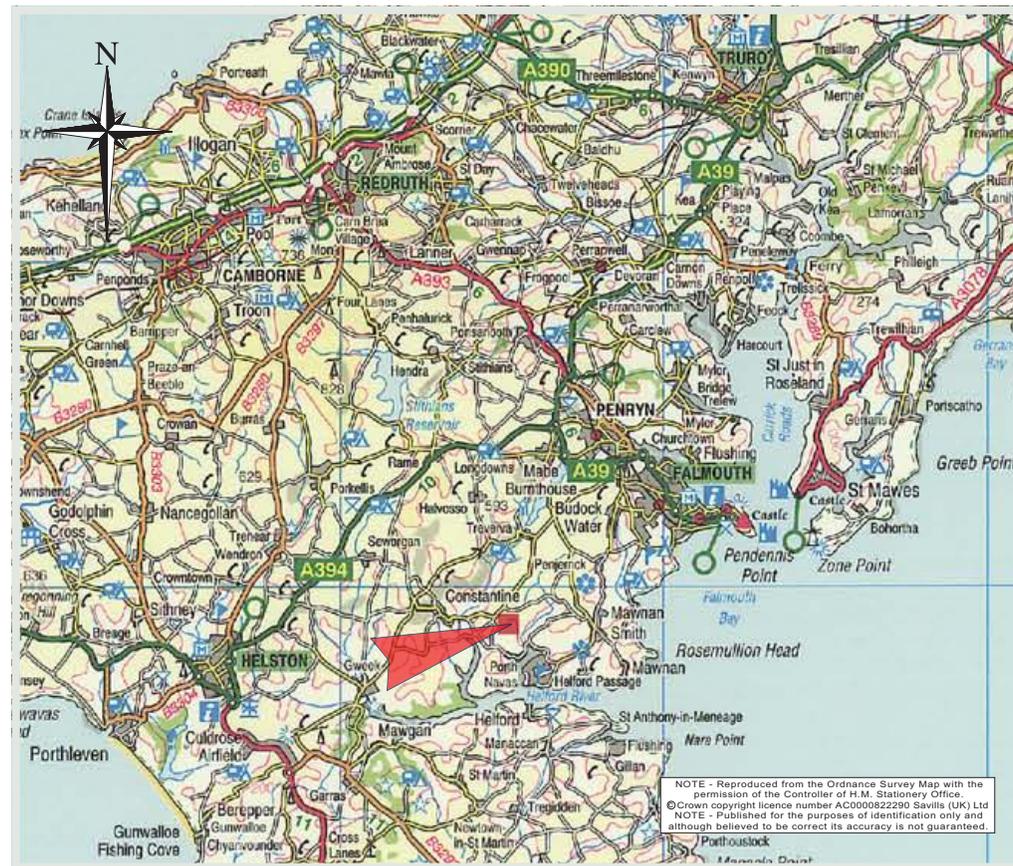
There is an agricultural right of way across the southern part of lot 3 to the neighbouring land.

TENURE

Freehold.

SPECIAL NOTES

Asbestos is located in the derelict bungalow.



SERVICES

Mains water and electricity.

Private Drainage - Improvements made in 2024. The vendors are not able to confirm that the septic tank is compliant with current legislation. Prospective, purchasers are advised to make their own investigations.

Ground source heat pump is for the main house.

Oil fired four oven AGA.

Night Storage heating in the additional properties.

FTTP (Fibre To The Premises).

EPC RATINGS

The Manor - F

The Piggery - C

The Lodge - E

The Stable Wing - E

Old Farm Office - E

East Cottage - E

Range Cottage - E

LOCAL AUTHORITY

Council: Cornwall Council

COUNCIL TAX BAND

The Manor - G

The Piggery - B

The Lodge - C

The Stable Wing - C

Old Farm Office - A

East Cottage - A

Range Cottage - C

PLANNING CONSENT

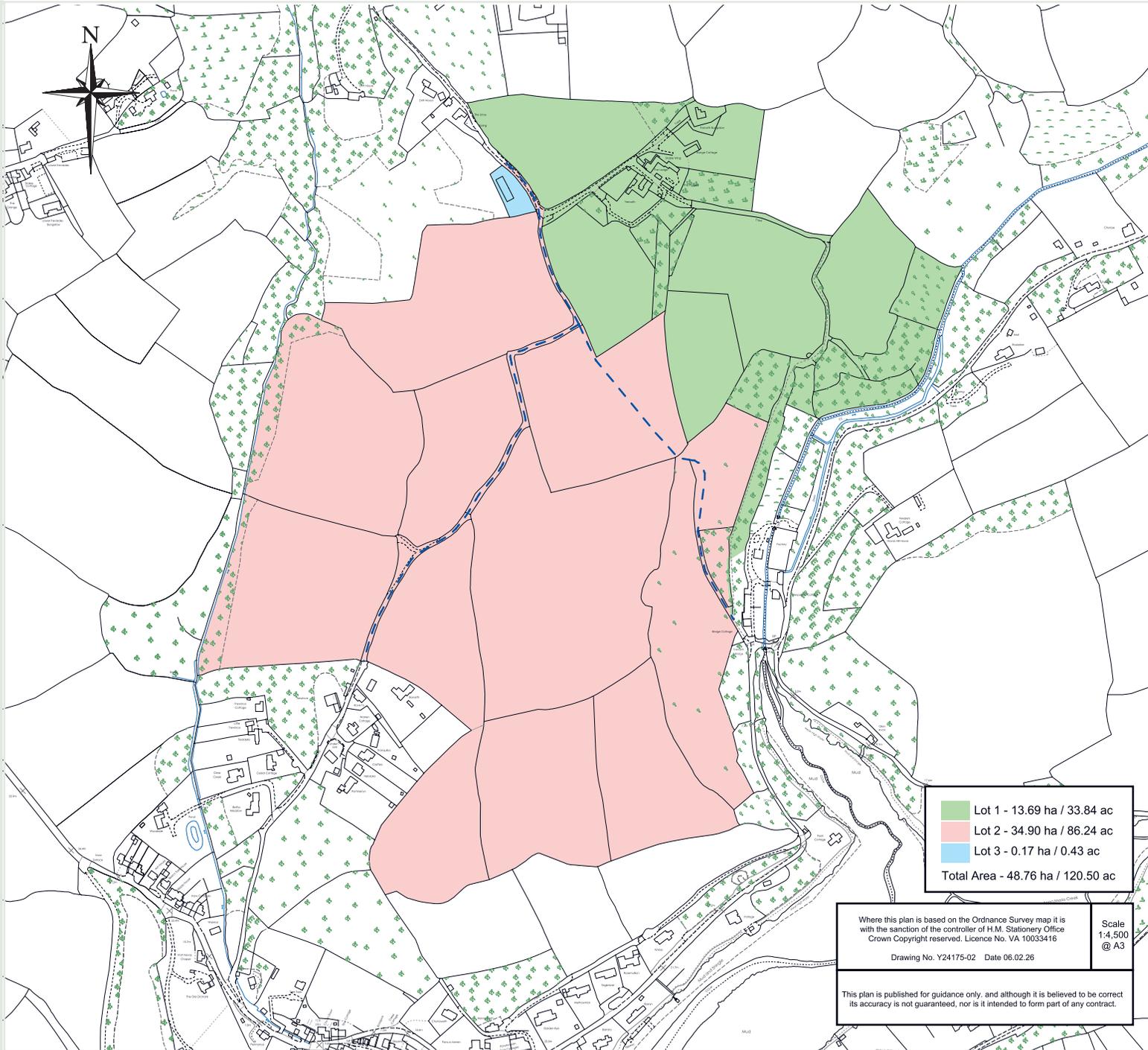
PA22/07263 - Replacement dwelling of the former Trenarth Bungalow, Trenarth, Constantine, Cornwall, TR11 5JN. (Resubmission of PA19/05294).

VIEWING

Strictly by appointment with Savills Country House Department and Jonathan Cunliffe Ltd.

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. 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 their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

DATE CODE

Photographs taken: January, February and May 2025.

Brochure prepared: TJ52022002





SAVILLS LONDON COUNTRY DEPARTMENT

James Toogood

33 Margaret Street, London, W1G 0JD

james.toogood@savills.com

+44 (0) 207 016 3822

SAVILLS CORNWALL

Chris Clifford

73 Lemon Street, Truro, TR1 2PN

chris.clifford@savills.com

+44 (0) 1872 243 205

JONATHAN

CUNLIFFE

Jonathan Cunliffe

Unit 4A Marina House, North Parade,
Falmouth, TR11 2TF

jc@jonathancunliffe.co.uk

+44 (0) 1326 617 447