



Cliftures Farm Trenoweth, Mabe Burnhouse

Guide Price £1,000,000



Heather & Lay
The local property experts

- Substantial 1800s detached farmhouse - offered to the market for the first time in over a century
- Fantastic unspoilt location overlooking rolling countryside, Argal Reservoir and out to sea
- Surrounded by approximately 15 acres of glorious rural land with extensive outbuildings
- Unrivalled lifestyle opportunity with a diverse collection of buildings providing considerable flexibility
- Fine traditional detached two-storey granite barn
- Established Class Q Prior Approval for five dwellings
- Further agricultural buildings offering potential for alternative residential, leisure or commercial uses
- Opportunity to explore a coordinated development or masterplan across the existing buildings
- Nearby to Falmouth, Penryn, The Helford and access links to Truro and Helston and the beautiful South Cornish Coastline
- Offered as a whole, representing a rare opportunity to acquire a property with both lifestyle appeal and significant future potential

THE PROPERTY

Cliftures Farm was built in 1888 from local granite and has not been for sale before. The house has been in the custody and ownership of our clients, through the generations, as a home and working farm, and is only available due to their retirement.

The fine detached farmhouse presents four-bedroom and three-living-room accommodation with a spectacular outlook over its fields and land, across rolling countryside, to Argal Reservoir and out to sea. Together with the traditional granite two-storey barn, there is approximately 16,000 square feet of outbuildings, stores and barns, providing considerable flexibility and opportunities for prospective purchasers. The farmhouse and outbuildings together with four fields amount to roughly 15 acres in all.

Cliftures Farm is an exciting instruction and a rarity in the extreme, providing the chance to own a wonderfully positioned and accessible home with huge scope and potential.





PLANNING & DEVELOPMENT POTENTIAL

Cliftures Farm offers a particularly interesting combination of approximately 15 acres, an existing farmhouse and a substantial range of traditional and modern agricultural buildings, creating an exceptional opportunity for those looking to acquire a rural property with significant long-term potential.

Importantly, one of the principal agricultural buildings already benefits from Class Q Prior Approval for conversion up to five residential dwellings, providing an established residential consent and a valuable foundation for future plans. Beyond the approved scheme, the wider collection of buildings offers considerable scope for further enhancement and alternative uses, subject always to the necessary planning consents. The existing farmhouse itself is comfortable 'as is', but could be refurbished and potentially extended, while there is scope to consider improvements to its residential curtilage.

A particularly attractive feature is the **traditional two-storey granite barn**, which presents an exciting opportunity for sensitive conversion. Subject to planning, this building could lend itself to a range of uses including ancillary accommodation, holiday accommodation or potentially a separate residential dwelling, while retaining the character and architectural qualities of the original building.

The larger steel-framed agricultural building and other existing structures also provide opportunities to explore, with potential for residential conversion or alternative commercial and leisure uses, subject to their individual suitability and the relevant planning framework. This could include uses such as workspace, storage, hospitality or other appropriate rural enterprise.

The existing Class Q approval is significant in establishing a residential planning position for part of the farm, while the variety, scale and arrangement of the remaining buildings provide scope for a future purchaser to investigate a **broader, coordinated scheme across the holding**. The precise extent of any future development would, of course, be subject to planning policy, building suitability and the necessary consents.



The rural setting means that unrestricted new-build residential development is unlikely to be appropriate; however, the **existing buildings and established planning position provide a number of credible avenues for future development and diversification.**

Cliftures Farm is therefore offered as a whole and represents a rare opportunity to acquire a substantial rural holding with **an existing farmhouse, approximately 15 acres, an established five-dwelling Class Q approval and a diverse collection of buildings offering further potential.** The property provides an exciting proposition for purchasers seeking a private rural home with the opportunity to shape its future, subject to planning.

Please contact Heather & Lay office in Falmouth for further information.

THE LOCATION

Cliftures Farm lies in a special and uplifting place. The farmhouse faces South and East with an unspoilt and spectacularly good outlook over fields to Argal Reservoir and countryside, out to sea. The panoramic view here is nothing short of extraordinary and ‘catches’ us each time we visit.

The property is situated at the end of a quiet country lane within the little-known hamlet of Trenoweth, about a mile from the popular village and community of Mabe which in turn is one mile west of Penryn University town.

Mabe has good local facilities, including a primary school with a ‘good’ Ofsted report, The New Inn pub and a convenience store with a post office. A little further away is ASDA superstore and, remarkably, a 10-minute drive from Cliftures Farm will comfortably take you to Falmouth Harbour town.

There are wonderful rural walks all around including to Argal Reservoir, south of which lies Mawnan Smith, the Helford River and sandy beaches at Maenporth and Swanpool.





KEY TO BUILDINGS & NOTES FROM PLANNING SPECIALIST

- **Building 1** - Existing farmhouse: The farmhouse offers scope for modernisation if desired and potential extension, subject to the necessary approvals. There may also be an opportunity to enlarge its presently limited residential curtilage by incorporating an appropriate area of adjoining land. The final boundary would need to respond carefully to the surrounding farm buildings, and planning permission may be required for the change of use of agricultural land to residential garden.
- **Building 2** – Approved Class Q conversion: This building benefits from Class Q prior approval under application PA24/02164 for conversion to five dwellinghouses. This represents an important established residential fallback position. The development must be completed within the timeframe specified by the approval, understood to be July 2027. Alternatively, a full planning application could seek to revise the approved conversion or deliver a better-designed redevelopment of this part of the site.
- **Building 3** – Steel portal-framed agricultural building: Subject to confirmation of its eligibility and structural suitability, this building may be capable of residential conversion through Class Q or an alternative full planning application. The existing approval for five dwellings within Building 2 would, however, count towards the cumulative Class Q allowance for the agricultural unit. A full planning application may therefore provide greater flexibility for a comprehensive conversion or redevelopment, with the existing approval providing a material residential fallback position.
- **Building 4** – Traditional granite barn: This attractive two-storey granite building appears to offer positive conversion potential. It could potentially provide ancillary annexe accommodation, holiday accommodation or a separate dwelling, subject to the appropriate planning permission. A sensitive conversion could retain the granite elevations and traditional agricultural character while bringing the building into a viable long-term use.



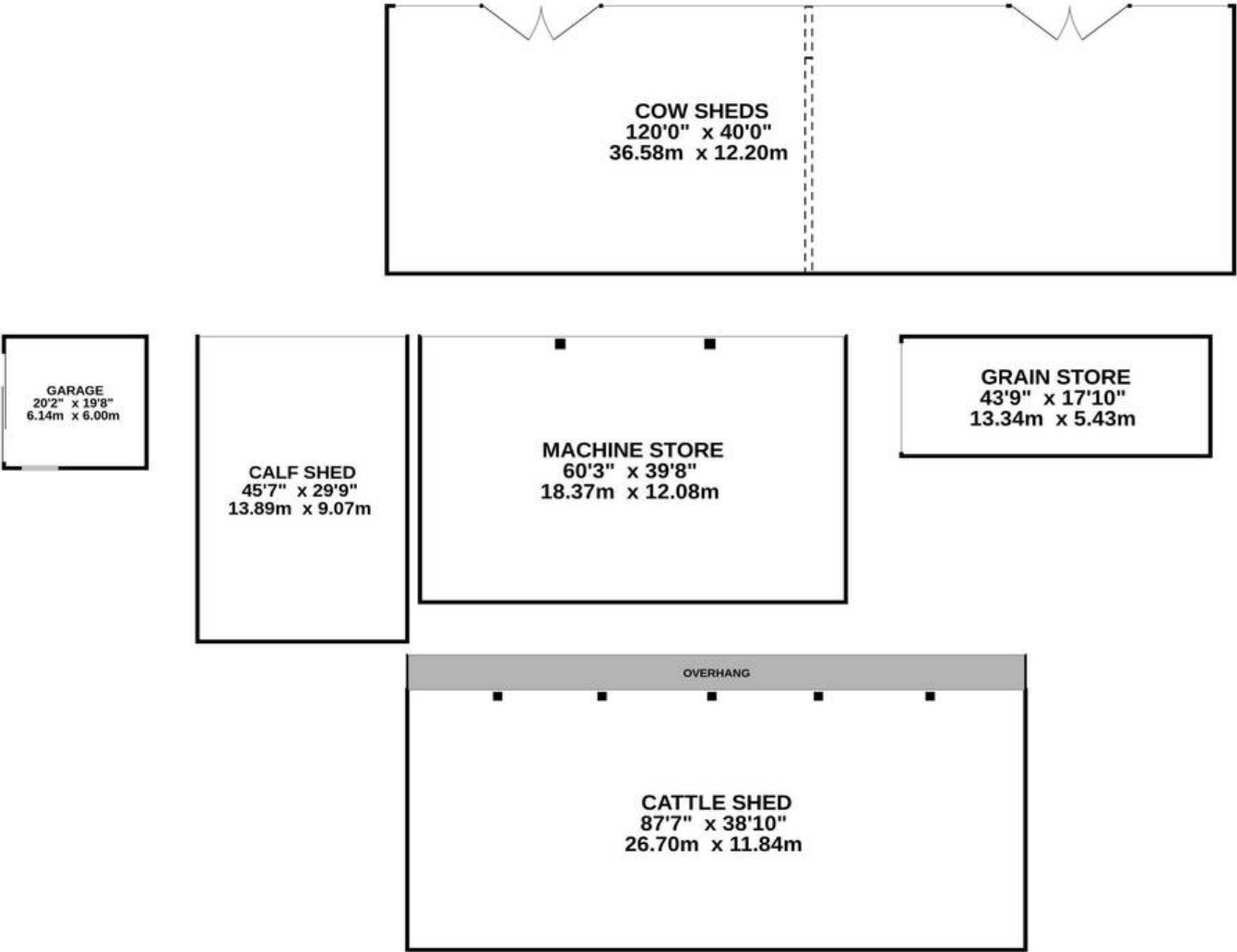






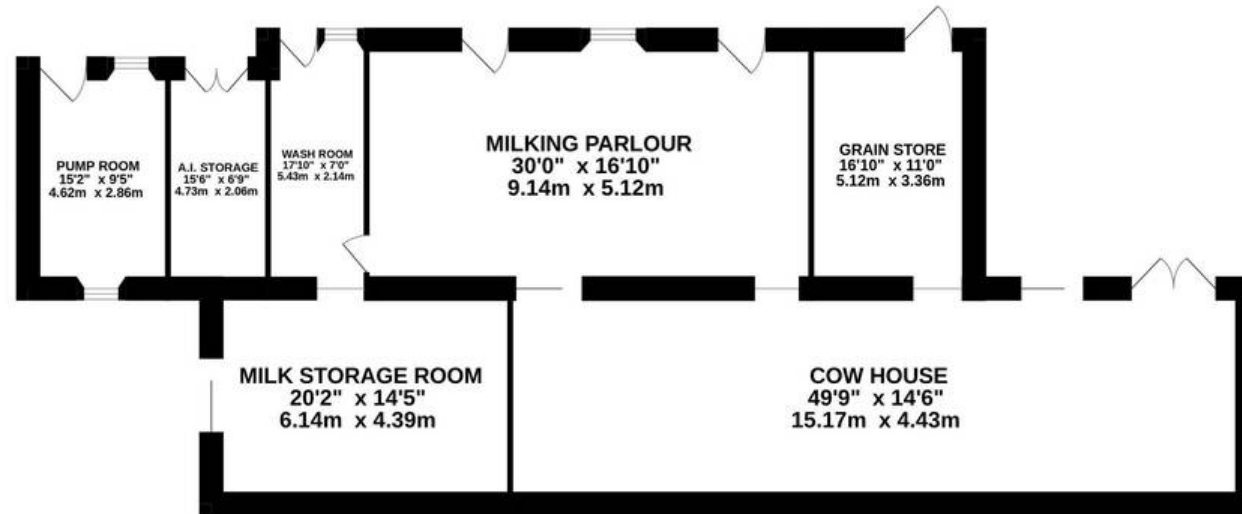


OUTBUILDINGS 13117 sq.ft. (1218.6 sq. m.) approx

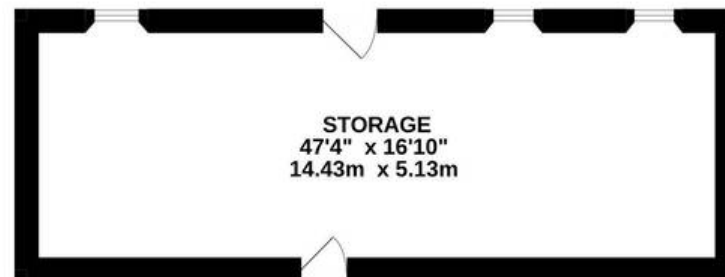


TOTAL FLOOR AREA: 13117 sq.ft. (1218.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTBUILDINGS 2063 sq.ft. (191.7 sq.m.) approx



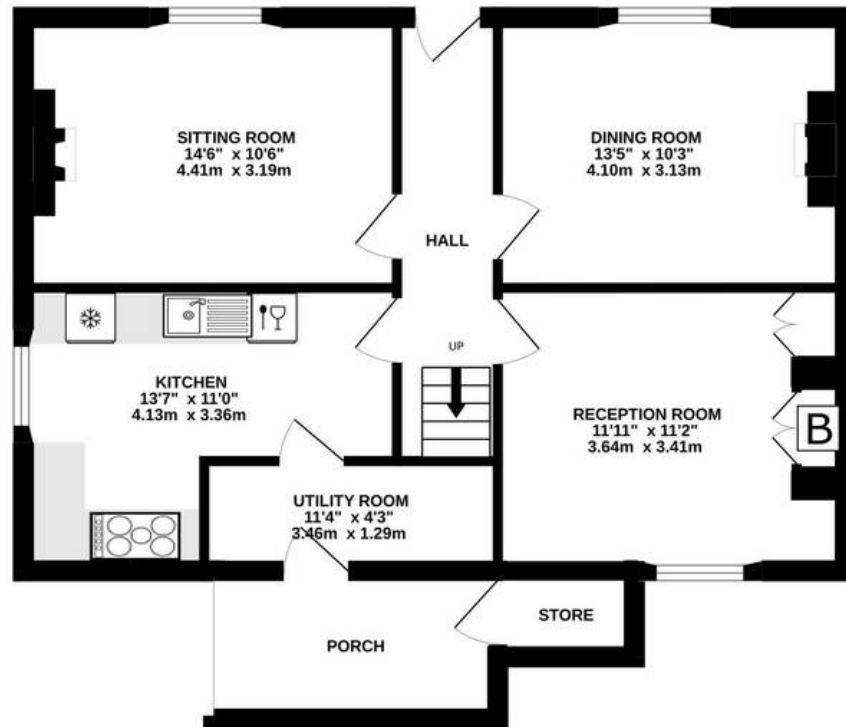
1ST FLOOR 796 sq.ft. (74.0 sq.m.) approx.



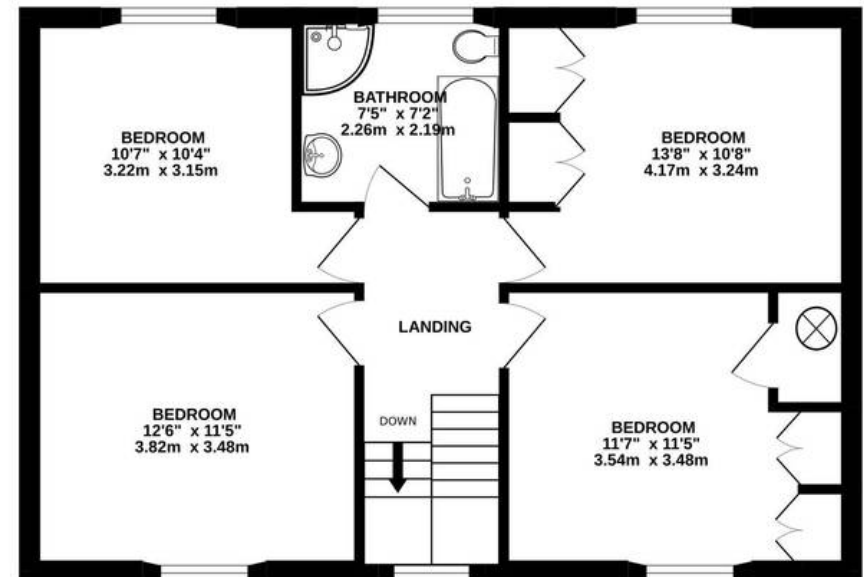
TOTAL FLOOR AREA : 2859 sq.ft. (265.7 sq.m.) approx.

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GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



THE FARMHOUSE

TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

TENURE, SERVICES & MATERIAL INFORMATION

Freehold. Mains water and electricity. Private drainage. Oil-fired central heating

BROADBAND: Fibre to cabinet, BT Broadband checker with Full Fibre speeds up to 900mb/s

WHAT THREE WORDS ///grapevine.prices.field

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



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