

CHENALE FARM
ST MARTIN, HELSTON

JONATHAN

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Chenale Farm, St Martin, Helston TR12 6DB

A 'storybook' 17th century Cornish farmhouse near Tremayne Quay and the Helford River, with vineyard, orchard and paddocks, offering huge charm, privacy and a wonderfully grounded lifestyle

- 3 bedrooms • Sitting room and snug
- Kitchen with electric AGA
- Range of stone outbuildings • Listed Grade II
- Two acres including orchard, vineyard and paddocks
- EPC G, Council Tax Band E • 2454 sqft





SETTING THE SCENE

Set in an beautiful bucolic position shared with just one other dwelling above the upper reaches of the Helford River, this is a setting that captures the quiet magic of south Cornwall at its very best.

The surrounding landscape is protected and deeply rural, with much of the land along the south bank of the Helford River owned by the National Trust, Trelowarren and Bosahan Estates.

As part of the Lizard Peninsula, the area is designated an Area of Outstanding Natural Beauty, known for its winding creeks, ancient woodland and exceptional coastal walks. Frenchman’s Creek made famous by Daphne du Maurier, lies close by, adding a further layer of romance to an already captivating landscape.

Despite its sense of seclusion, the house is also well placed for some of the area’s most celebrated spots. The Trelowarren Estate is just a short drive away, home to the much-admired New Yard restaurant and Flora café, while the organic Gear Farm, widely considered to serve the best pasties in Cornwall, is also within easy reach.

Just over two miles away, Helford Village sits on the water’s edge, with its active sailing club, deep-water moorings and the much-loved thatched Shipwrights Inn, while a summer ferry links across to Helford Passage.

THE TOUR

Above the ancient wooded valley that runs down to Tremayne Quay, a private drive winds quietly through open fields to the house and is shared with just one neighbour. The characterful façade of cob and stone, with timber sash windows and a pretty framed porch, offers a cheerful introduction to the warmth within.

Inside, the house is rich with period detail and charm, with exposed beams, cob walls and rustic wooden floors underfoot. Natural materials and softly layered lime-washed tones create an interior that feels both timeless and deeply welcoming.

On the ground floor, two reception rooms include a generous sitting room centred around a magnificent inglenook fireplace, leading through to a cosy snug. A traditional kitchen with electric (Economy-7) AGA and adjoining pantry sits alongside. Upstairs are three double bedrooms and a family bathroom, along with a separate study accessed via the principal suite. Each room has its own distinct character, with views across the gardens and rolling fields beyond.

STEP OUTSIDE

Extending to a little over two acres, the gardens and grounds offer an idyllic take on the good life, combining beauty, productivity and a deep sense of tranquillity. Pockets of lawns and established planting surround the house, easing into paddocks, a well-stocked orchard and a large natural pond, all set within a peaceful landscape alive with wildlife. A particularly special feature is the quarter-acre vineyard, offering the opportunity for small-scale wine production and a wonderfully romantic addition to the setting.

To the back of the house lies a traditional yard, with a pair of stone outbuildings opposite, offering excellent storage and exciting potential for conversion into studios, workshops, stables or ancillary accommodation, subject to consent. The surrounding land is well suited to grazing, kitchen gardening or those drawn to a more self-sufficient way of life.

Rich in character and possibility and set within unspoilt countryside, it’s a setting that naturally encourages a slower, more considered pace of living.

SERVICES

Mains water and electricity. Private (septic tank) drainage system installed in 2016. Economy 7 AGA, supplemented with portable oil-fired radiators and a wood burner. Fibre broadband.

Please be aware we cannot confirm that all these services comply with current regulations

DISTANCES (all distances approximate)

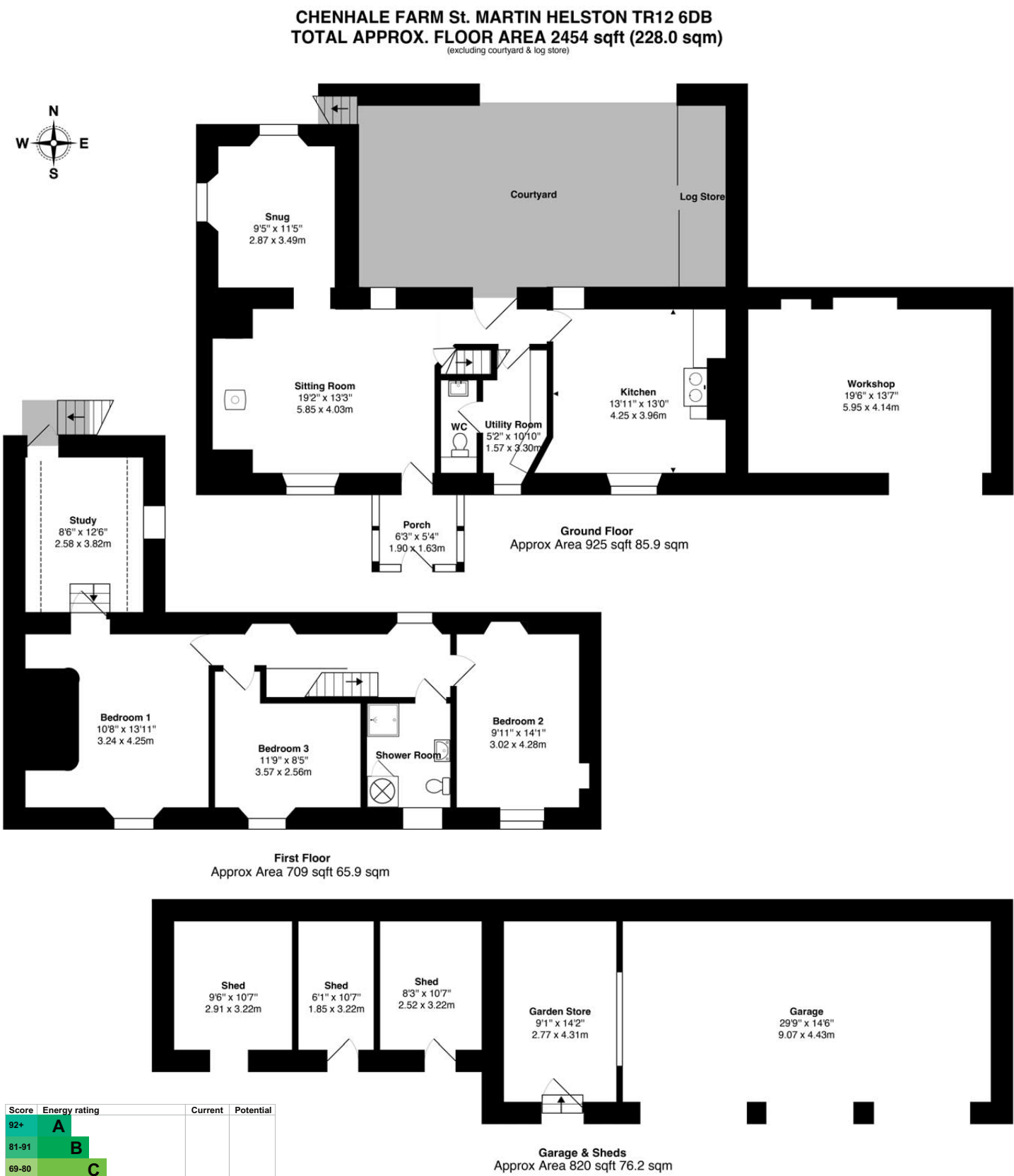
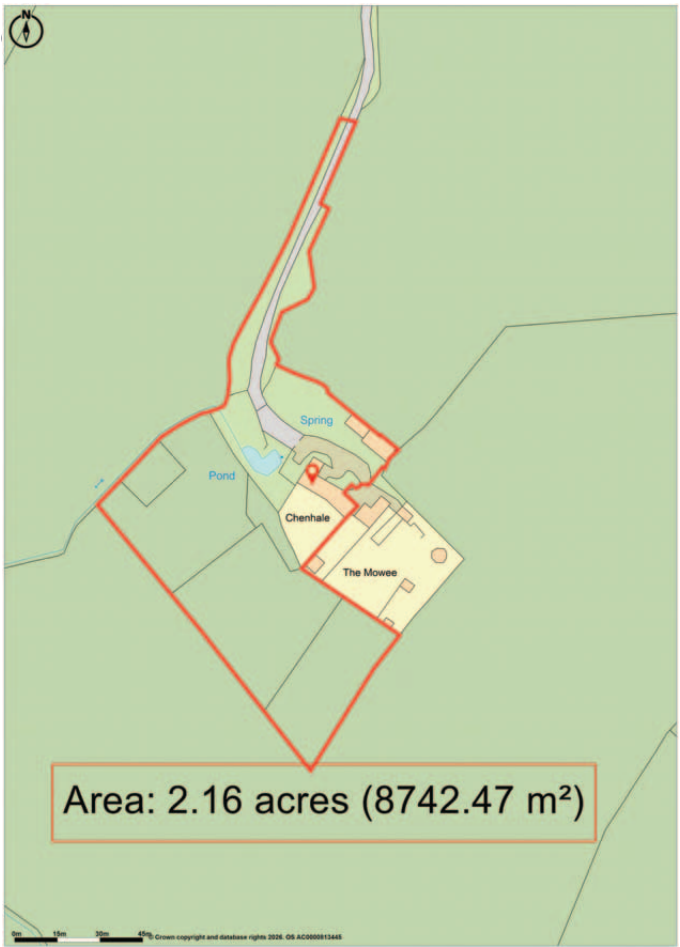
Helford Village 3 miles, Gweek 4 miles, Helston 7 miles and Falmouth 13 miles

WHAT3WORDS LOCATION

///leap.spouse.haystack

EPC

G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F		
1-20	G	10 G	

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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