



T R E G A R N E F A R M

Tregarne Farm

Tregarne, Manaccan, Helston, Cornwall

TR12 6EW

Porthallow 1 mile • St Keverne 2 miles
Helford 3.5 miles • Coverack 4 miles

A handsome character
farmhouse with quality holiday
cottages set in an attractive rural
hamlet close to the Helford River
and South Cornish coastline

- Impressive and flexibly arranged main residence
- Two/three quality holiday cottages
- Brand new additional holiday let - 'Hope's Cabin'
- Beautiful mature gardens with central pond
- Around one acre in total (0.40 hectares)
- **For Sale by Private Treaty**





Stags
61 Lemon Street, Truro
Cornwall TR1 2PE
Tel: 01872 264488
Email: truro@stags.co.uk

Stags Holiday Complexes
21/22 Southernhay West
Exeter, Devon EX1 1PR
Tel: 01392 680058
Email: holidaycomplexes@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
Tel: 020 7839 0888



@StagsProperty



stags.co.uk

Situation

Located around one mile inland from the pebbly beach at Porthallow, Tregarne Farm nestles in the rural hamlet of Tregarne with views from the grounds across surrounding countryside to the waters of Falmouth Bay.

The Lizard remains one of the most unspoilt areas in Cornwall renowned for its picturesque coastal scenery and untouched rural hinterland. The peninsula is the most southerly point of England with wide expanses designated an Area of Outstanding Natural Beauty and owned by private estates or The National Trust. Porthallow itself is a traditional Cornish fishing village with an attractive beach and the highly regarded Five Pilchards Inn. Once a busy cove engaged in the pilchard industry, there are still a small number of local fishermen who use the cove and the beach has become a favourite for its superb views across the mouth of the Helford River.

Within approximately two miles is the village of St Keverne which provides an excellent range of amenities whilst more extensive facilities are available within the historic market town of Helston.

Other nearby beaches and coves include those at Coverack, Kynance and Kennack Sands whilst the beautiful wooded creeks of the Helford River are also readily accessible.

The Property

Set in the very heart of the hamlet, Tregarne Farm is an extremely pretty cluster of character properties arranged around landscaped gardens with a pond and mature Date Palm at the centre.

The farmhouse retains a number of features and has been sensitively renovated to provide extremely comfortable accommodation that perfectly blends the old with a more contemporary style. Interlinking directly with the main farmhouse at both ground and first floor levels is 'The Withy'

which although currently let as a holiday cottage can simply be opened up to create a significant residence for a larger family or annexed multi-generational living.

The two single storey holiday cottages have been thoughtfully converted and extended from traditional stone barns to provide stunning one-bedroom units that are both presented and appointed to the highest of standards.

Hope's Cabin is the latest addition, ready for the 2021 season. This charming larch shingle clad cabin has been constructed specifically for the vendors and provides wonderful holiday accommodation for couples, complete with copper bath and broad sun deck.

The Farmhouse and The Withy

Encompassing 'The Withy', the main residence comprises the original farmhouse and later conversion of a barn with further addition.

A superb family home, the property is approached directly into the spacious kitchen/dining room that has been appointed with a muted contemporary kitchen by Nolte featuring Silestone worksurfaces, a comprehensive range of Fisher & Paykel appliances and the striking original yellow Rayburn. A curved link lobby leads to the quadruple aspect vaulted sitting room with exposed floor boards and Clearview wood burning stove. The ground floor is completed with a utility, staircase hall and second reception room also with a Clearview wood burning stove.

Rising to the first floor, one finds three bedrooms and an impressive contemporary bathroom with double ended bath and walk-in shower.

The Withy interlinks at both ground and first floors, providing a second kitchen, shower room and bedroom with a sitting room on the first floor, complete with wood burning stove.





Nansbara

This handsome single storey cottage has been beautifully converted and extended, retaining a wealth of character features whilst offering guest accommodation of the highest standard. The open plan living area has a 14' high vaulted ceiling with substantial exposed green oak timbers. The stylish kitchen is by George Robinson with granite worksurfaces and integrated appliances. Heated by radiators, there is also a Clearview wood burning stove for the chilly autumn and winter evenings. The bedroom also has a vaulted ceiling and the impressive shower room has a substantial walk-in shower.

Marbles

Similar in appearance to Nansbara, Marbles is situated on the opposite side of the pond with broad sun deck overhanging. Finished with a similar 'eye for detail' the 32' long living area has under-floor heating, vaulted ceiling with green oak timbers, a Bespoke in Oak kitchen and Morso wood burning stove. The bedroom is vaulted and opens to the superb shower room with 6'6" wide shower.

Hope's Cabin

Just completed and ready for the 2021 season, Hope's Cabin is a perfect retreat for couples again beautifully finished with an open plan living area with woodburning stove, a small kitchen and wide patio doors opening onto a sun deck complete with outdoor shower. A particular focal point is a double ended, William Holland free-standing copper bath which leads to a cloakroom with wc and washbasin. The entire cabin is warmed by underfloor heating.

The Grounds

Extending to around an acre in total, the well-maintained landscaped gardens encircle a delightful pond, gently shaded by a mature Date Palm. Nansbara and Marbles adjoin this central feature whilst the farmhouse enjoys views across the lawn to the pond.

To one side of Nansbara, steps rise to an elevated viewing deck with views across countryside to Falmouth Bay. There are further

lawns to the rear of Nansbara and Marbles. The farmhouse and The Withy also have lovely mature gardens with hot tub, seating areas, lawn and established flowers, shrubs and trees. Outside the front door, there is a secluded south facing area surrounded by the farmhouse on 3 sides.

There are two independent shared driveways to the property allowing access to either side with two parking areas. On the opposite side of one is a further area of the grounds with garden shed and polytunnel.

The Business

Operated by a husband and wife team, the business is promoted through Airbnb.co.uk enjoying impressive levels of occupancy and return visits. Hope's Cabin will undoubtedly prove attractive to guests and be a valuable extra unit of accommodation. Accounts can be made available to interested parties following viewing.

Directions

From St Keverne proceed towards Porthallow bearing around a sharp right-hand bend. After a few hundred yards, turn left towards Halwin and Tregarne. Stay on this country lane for some distance until reaching the hamlet of Tregarne. Tregarne Farm will be evident on the right-hand side down a shared driveway.

Services

Mains water and electricity. Private drainage (part shared). Traditional oil fired heating in the farmhouse, The Withy and Nansbara. Oil fired underfloor heating in Marbles. LPG fired underfloor heating in Hope's Cabin. Fibre broadband in all accommodation.

Local Authority

Cornwall Council, Treyew Road, Truro, TR1 3AY.
Tel: 0300 1234 100. www.cornwall.gov.uk

Fixtures And Fittings

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included.

Rights Of Way

The property is accessed by two separate driveways, one is shared with another property and the other is over a public byway.

Viewing

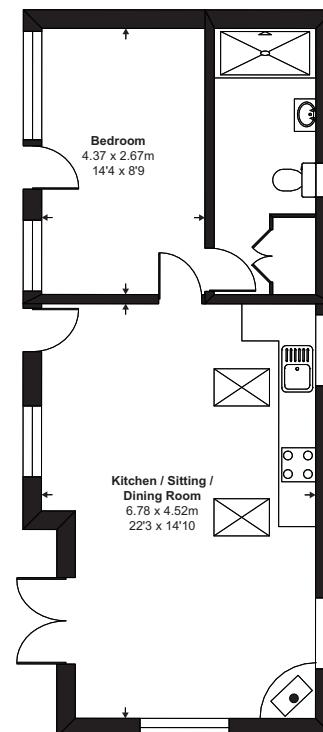
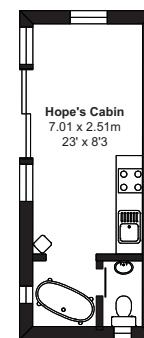
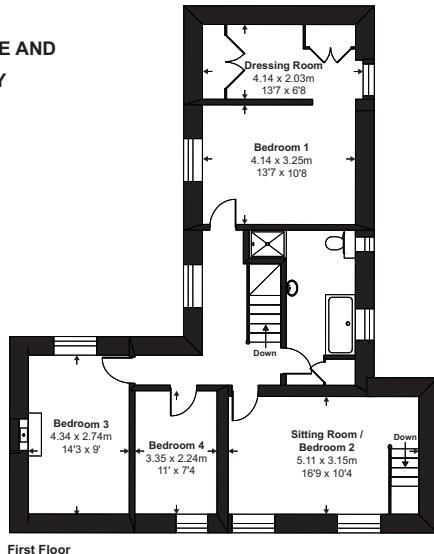
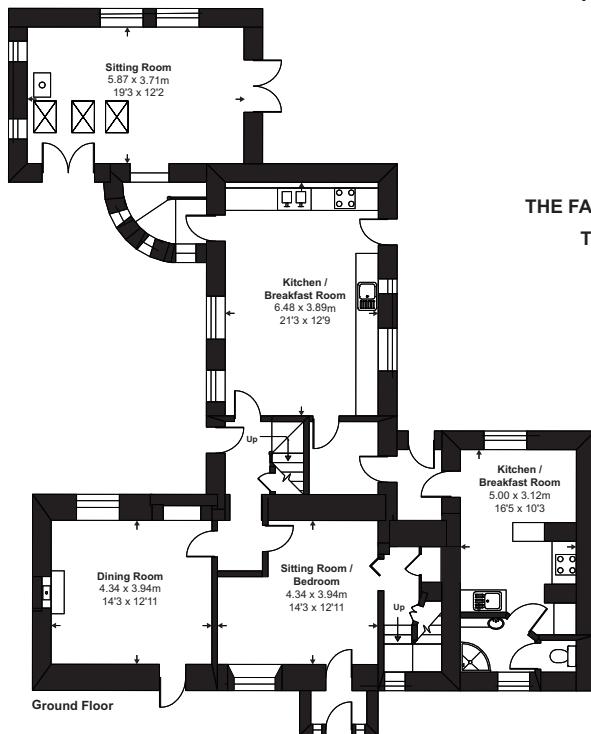
Strictly by prior appointment with Stags' Holiday Complexes Department on 01392 680058 or Stags Truro office on 01872 264488.

Disclaimer

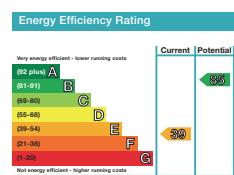
These particulars are a guide only and should not be relied upon for any purpose.



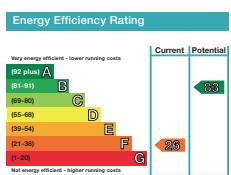
TREGARNE FARM



Nansbara



Marbles



Tregarne Farm

