



ROHRS & ROWE



GORGEOUS FROMER FARMHOUSE WITH CHARMING ACCOMMODATION, ATTACHED COTTAGE, BARNs FOR CONVERSION AND FORMER CATTERY BUSINESS, SET IN CIRCA 4.5 ACRES.



Roscarrack Farm,
Roscarrack Road,
Maen Valley,
Falmouth,
Cornwall,
TR11 5BL

- Gorgeous former farmhouse
- Sitting room with inglenook fireplace
- Generous kitchen
- Living room
- 5/6 bedrooms
- Family bathroom and shower room.
- Self contained 1 bedroom cottage
- Barn with PP for conversion to 2 units
- Large hay barn
- Workshop 31'x 24'6"
- Double garage
- Former cattery
- Gardens and grounds of circa 4.5 acres
- Grade II Listed







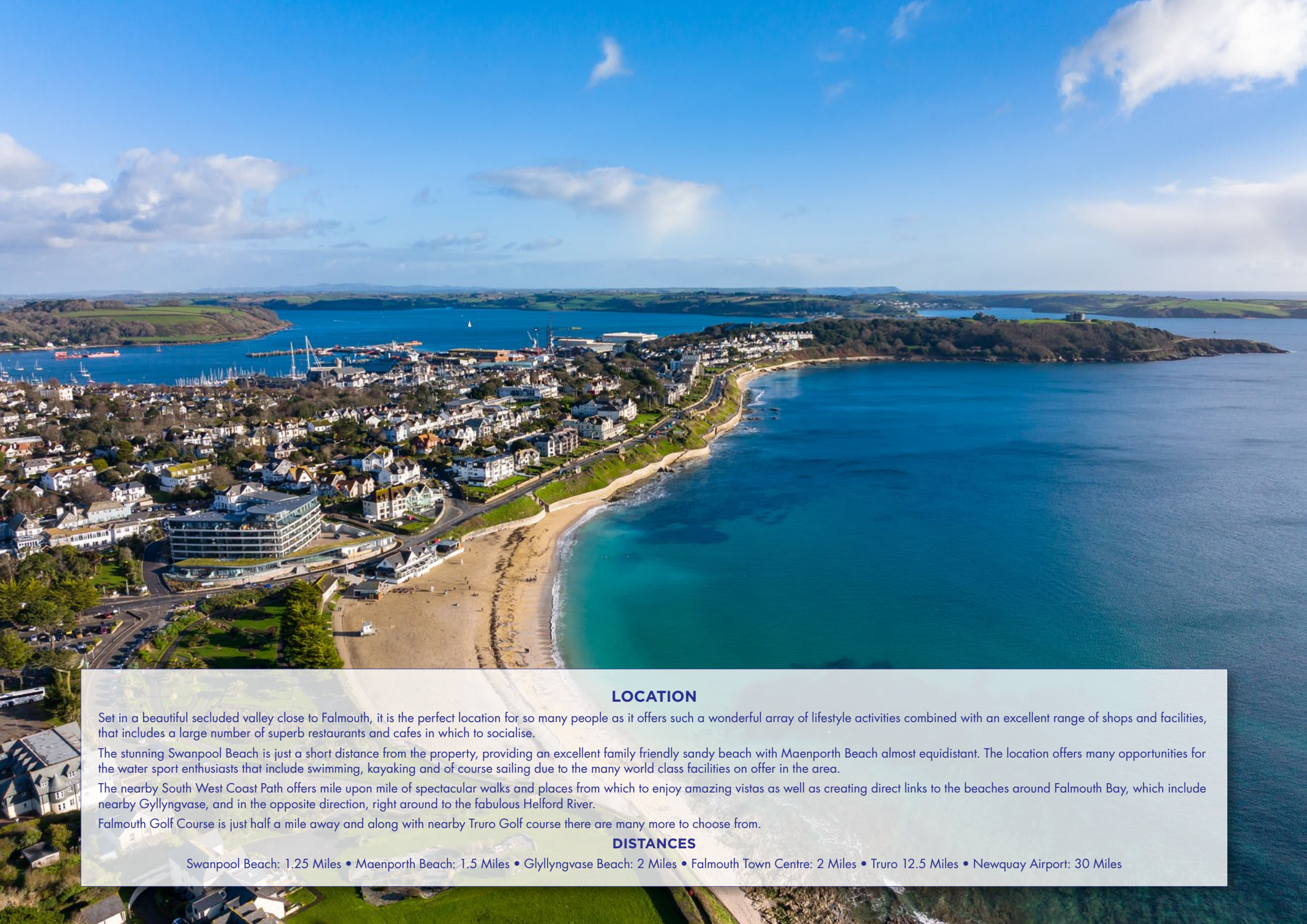
PROPERTY

Set in a peaceful country setting just inland and equidistant from Maenporth and Swanpool beaches, is this charming former farmhouse with attached cottage, barn with PP for conversion to two units along with further storage barns, as well as the setup from a former cattery business.

The farmhouse offers delightful interiors and features such as lovely inglenook fireplaces and stone flooring. The sitting room is a very relaxing space, overlooking the rear courtyard. The kitchen is perfect for entertaining with easy access through to the dining area and living room, as well as out into the gardens. The accommodation is very flexible, the bedrooms are set out in two separate areas with three in each section, supported by a shower room and a family bathroom.

The property offers huge potential for many buyers due to it having an attached cottage that has been used as a successful holiday let, the detached barn has planning permission for conversion in to two units, as well as numerous storage barns and the buildings from a former cattery business.

The gardens are delightful and flow to the paddocks which are perfect for all manner of animals.



LOCATION

Set in a beautiful secluded valley close to Falmouth, it is the perfect location for so many people as it offers such a wonderful array of lifestyle activities combined with an excellent range of shops and facilities, that includes a large number of superb restaurants and cafes in which to socialise.

The stunning Swanpool Beach is just a short distance from the property, providing an excellent family friendly sandy beach with Maenporth Beach almost equidistant. The location offers many opportunities for the water sport enthusiasts that include swimming, kayaking and of course sailing due to the many world class facilities on offer in the area.

The nearby South West Coast Path offers mile upon mile of spectacular walks and places from which to enjoy amazing vistas as well as creating direct links to the beaches around Falmouth Bay, which include nearby Gyllyngvase, and in the opposite direction, right around to the fabulous Helford River.

Falmouth Golf Course is just half a mile away and along with nearby Truro Golf course there are many more to choose from.

DISTANCES

Swanpool Beach: 1.25 Miles • Maenporth Beach: 1.5 Miles • Gyllyngvase Beach: 2 Miles • Falmouth Town Centre: 2 Miles • Truro 12.5 Miles • Newquay Airport: 30 Miles

Long Barn







Goldenbank, Falmouth, TR11 5BL

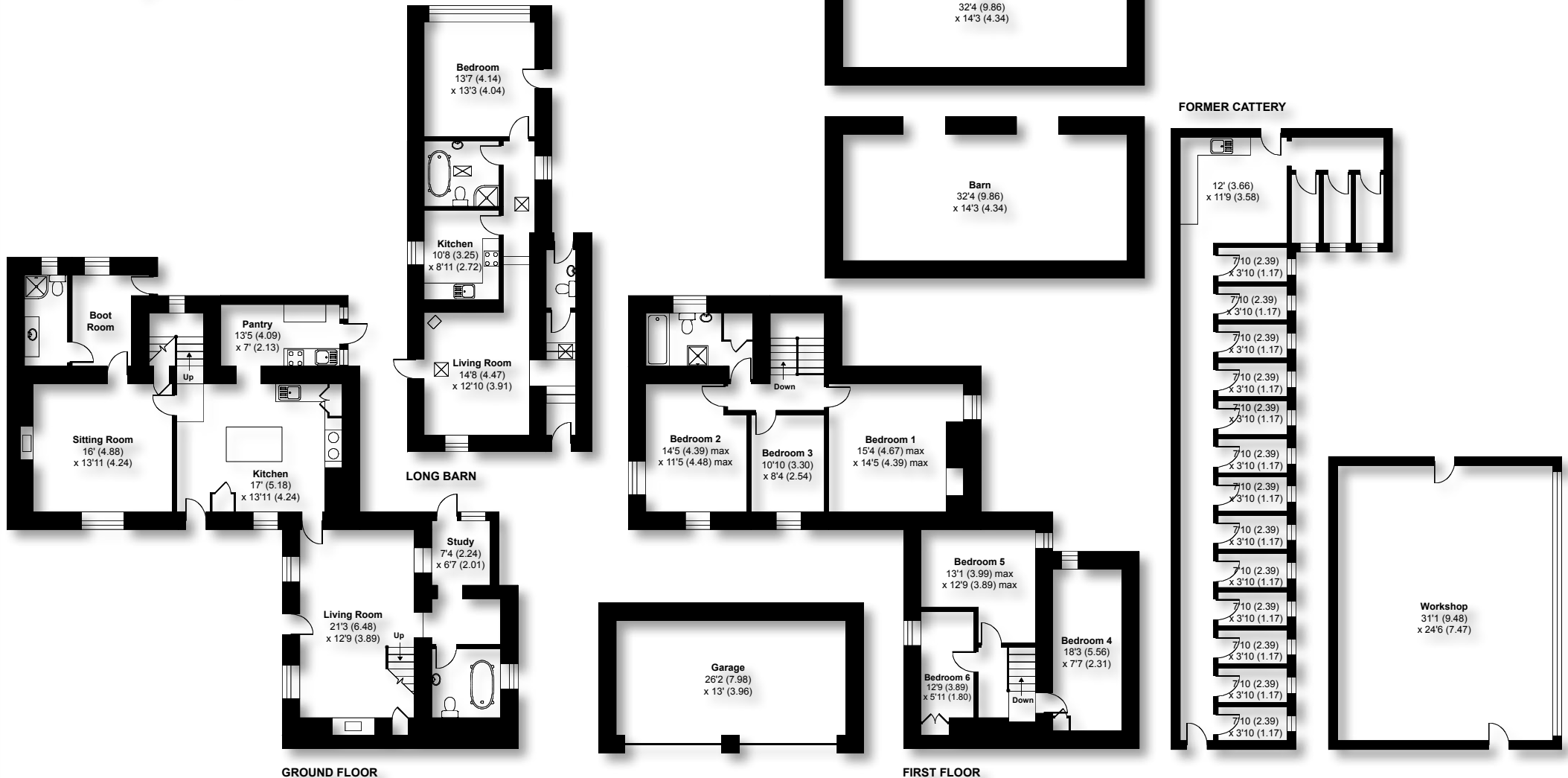
Approximate Area = 2878 sq ft / 267.4 sq m (includes garage)

Annexe = 764 sq ft / 80 sq m

Outbuilding = 2652 sq ft / 246.3 sq m

Total = 6294 sq ft / 584.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022.
Produced for Rohrs and Rowe. REF: 832154



Services: Mains water, mains electric & private drainage

Directions: From Swanpool Beach head up hill past the golf club and continue to the T junction. Turn left and then immediate right and proceed down the hill. The entrance to the property will be found on the left hand side.

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