

Rohrs & Rowe

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Treviades Barton High Cross, Constantine, Falmouth, Cornwall, TR11 5RG

Guide price £1,850,000

A magnificent 6 bedroom period residence, set in stunning gardens and grounds of circa 3.6 acres near the beautiful Helford River

Treviades Barton is a beautiful country house nestled in rolling countryside just to the north of the Helford River, enjoying delightful views and in easy reach of the popular villages of Mawnan Smith, Port Navas and Constantine.

The approach to the property gives very little away of what it has to offer, but as you walk through the gate of the charming courtyard, some of its abundant charm starts to become evident.

An entrance hallway creates a welcoming link from the impressive kitchen to the reception room area of the house. The kitchen is a wonderfully spacious room with light coloured units and a range cooker, as well as an open fireplace, southerly facing windows and access to the garden - all combining to create a wonderful space for entertaining.

On the opposite side of the entrance hall, a magnificent inner hallway has doors to the sitting room, study and dining room as well as the broad principal staircase. Entering the drawing room, it provides a wonderful vantage point to enjoy the southerly views out over the stunning walled front gardens and beyond; towards the Helford River. Working in the study is a joy with vistas over the front gardens. The dining room offers a wonderful formal space for family gatherings, with its fine panelled walls and open fireplace creating a most beautiful atmosphere. Upstairs there are 6 bedrooms in total, with the master suite offering an impressive amount of space and a generous dressing room and en suite bathroom. The guest bedroom is also en suite and the 4 remaining bedrooms are beautifully presented and serviced by 2 bathrooms.



Gardens & Grounds

The gardens and grounds are a joy to behold with a southerly facing cobbled terrace and a broad lawn with views towards the Helford River in the distance. The grounds are beautifully planted and set out in a variety of broad terraces, including a croquet lawn, and there is an adjoining paddock which is ideal for a pony. Between the gardens and the paddock lies a picturesque copse with mature trees, a workshop and storage shed.

The garage, with its attached Bothy, is set opposite the property with an adjoining small paddock and views to the Helford River in the distance. It may also provide a possible opportunity to build, subject to the usual consents and planning permissions.

Location

The nearby village of Constantine offers a wide range of local facilities with a number of shops and pubs, including a fabulous wine merchant and the Trengilly Wartha Inn. Port Navas has an excellent yacht club and restaurant, providing great access to enjoy the magical waters of the Helford River made famous by Daphne Du Maurier and her novel Frenchmans Creek. This area provide some of the best sailing waters in the country with the Helford River providing access out into the waters of the magnificent Falmouth Bay.

The village itself offers a great range of excellent water and outdoor lifestyle activities. The Budock Vean Hotel is also within easy distance and offers excellent facilities including tennis courts, golf course, spa and a popular restaurant but is also a social hub for the area.

Distances

Port Navas: 1.2 Miles • Constantine: 1.3 Miles • Helford Passage: 2.7 Miles • Falmouth: 6.5 Miles • Truro: 12.5 Miles • Kynance Cove: 15 Miles • Newquay Airport: 31.5 Miles



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