



ROHRS & ROWE



Tregilliowe Farm  
Near Marazion  
Penzance  
TR20 9BU

- Charming traditional Cornish farmhouse
- Southerly facing aspect
- Private setting in quiet hamlet
- Generous 22' living room with inglenook fireplace
- 18' dining room with fireplace
- Hand built Richard Winfrey kitchen
- 4 spacious bedrooms
- Family bathroom & shower room
- Set in gardens of about 1.3 acres
- Triple garage
- Outbuilding with great potential
- Separate outbuilding
- EPC E



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GORGEOUS TRADITIONAL SOUTHERLY FACING FARMHOUSE SET IN BEAUTIFUL GROUNDS JUST A COUPLE OF MILES INLAND FROM THE POPULAR VILLAGE OF MARAZION



## PROPERTY

Tregilliowe Farm is an attractive 4 bedroom southerly facing detached residence, set in sizeable gardens of circa 1.3 acres, with a modern triple garage and two excellent stone built outbuildings within the grounds. The property is set within gently rolling countryside that is just a short distance from the gorgeous beaches of Marazion. This charming property is beautifully finished throughout, with features such as a hand built Richard Winfrey kitchen and a large garden room extension, designed by the highly acclaimed architect, Barrie Briscoe.

As well as the kitchen and garden room, the living accommodation comprises of two large reception rooms. There is an excellent double aspect 22' sitting room which is complemented by an impressive feature inglenook fireplace with woodburner and open beamed ceilings. The adjacent dining room again has open beamed ceilings and a large fireplace with wood burner in situ. The Richard Winfrey kitchen also features a cream coloured Aga at its centre. There is a small study, utility room and shower room that complete the ground floor. The first floor offers four good sized bedrooms, all of which enjoy views out over the grounds and there is a family bathroom at the rear.

The gardens are a feature of the property and have occasionally been open to the public as part of the National Gardens Scheme. The grounds extend to about 1.3 acres, with the house set neatly at its centre.

There are two sizeable outbuildings and one smaller. The largest is a 40' modern barn that is used as a triple garage and workshop. The second is a single storey stone built former piggery. This building may have potential for conversion to possibly create a self contained cottage, subject to gaining all of the required planning consents. The smaller third outbuilding is currently used as a store and house the water treatment equipment.



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## LOCATION

The property is near the pretty hamlet of Rosevidney and a short distance from the ever popular village of Marazion. This charming village is set against the amazing backdrop of Mounts Bay and the iconic St Michaels Mount. With a wonderful range of interesting shops, cafes and art galleries and also access across the causeway to St Michaels Mount, the village is blessed with fine sandy beaches making it an ideal location for long, relaxing days on the beach. Mounts Bay has so many stunning places to visit nearby, with Porthleven offering an array of fine eateries including Rick Stein's and Amelies. Rinsey Head is a dramatic walk with Prussia Cove a true hidden gem.

Penzance has a host of interesting shops and leads on to Newlyn, famous for the school of art and through to the beautiful Mousehole. Beyond this is Lamorna Cove and then Lands End. Sennen Cove is a favourite for keen surfers and of course, St Ives has its stunning beaches and delightful shops and bars.

**Distances:** St Michaels Mount: 2.8 Miles • Prussia Cove: 5.5 Miles • Penzance: 5.5 Miles • St Ives: 7.8 Miles • Rinsey Head: 8 Miles • Mousehole: 10 Miles Porthleven: 10 Miles • Lamorna Cove: 11 Miles • Sennen Cove: 14.7 Miles • Lands End: 15.5 Miles • Truro: 22 Miles • Newquay Airport: 38 Miles



St Ives



Mousehole Harbour



**Services:** Mains electricity. Private water and drainage. Oil fired central heating

**Directions:** Head down the A30 towards Penzance from the Hayle bypass. As you come into Canon's Town turn left onto Arch Lane signposted to Rosevidney. After about half a mile turn right at the T junction onto Tredrea Lane and then after another half mile turn left when you see the sign for Tregilliowe Farm. The property is half a mile up this lane, signposted on the right.

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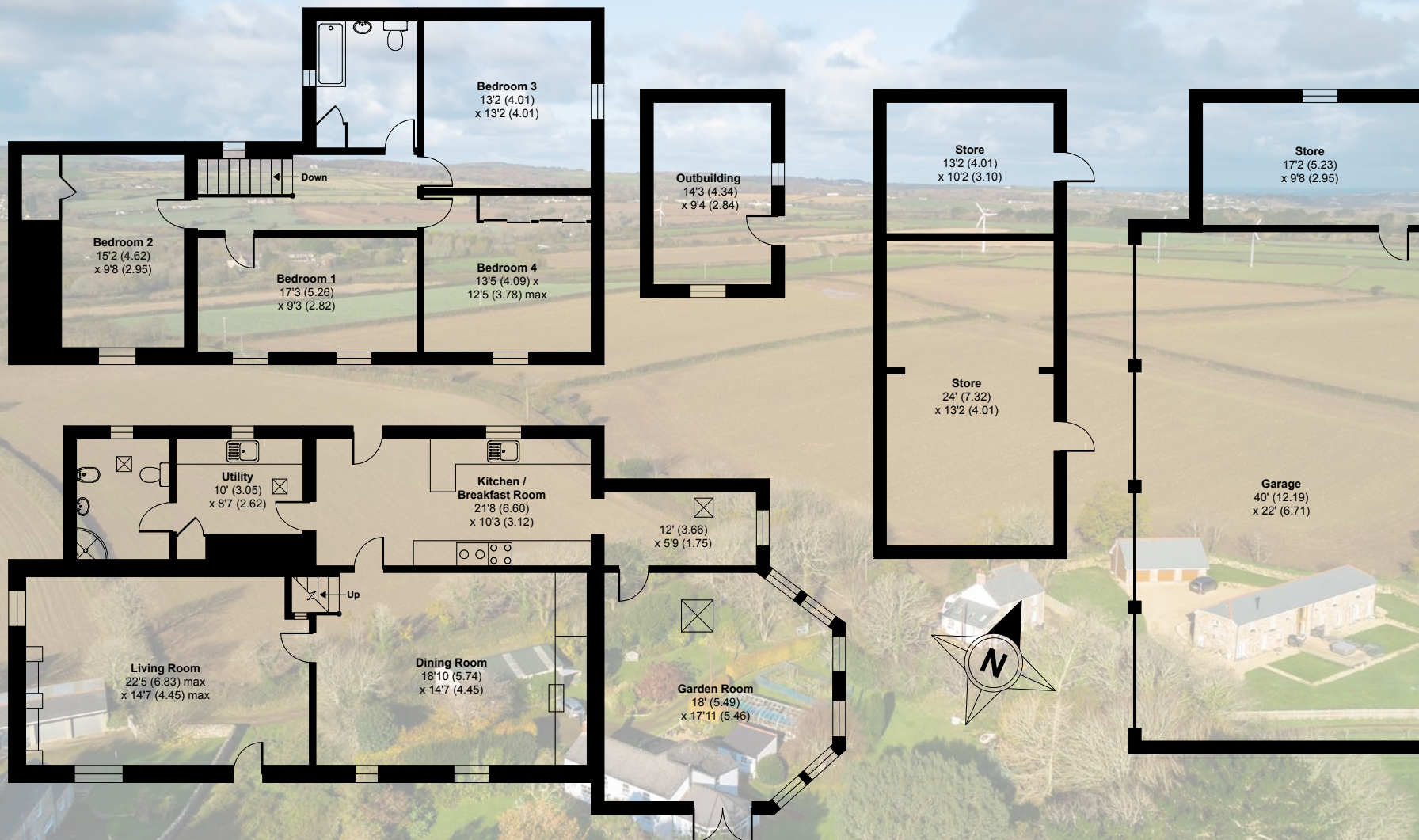
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# Tregilliowe Farm, Near Marazion, Penzance, TR20 9BU

APPROX. GROSS INTERNAL FLOOR AREA 3435 SQ FT 319.1 SQ METRES (INCLUDES GARAGE & EXCLUDES OUTBUILDINGS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.