



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA5852

Offers in excess of £1,350,000

Nansidwell Farm,  
Old Church Road, Mawnan, South Cornwall

FREEHOLD



**Occupying an exceptional setting on high ground overlooking a valley running down to the beach and Falmouth Bay; a very rare opportunity to acquire an exceptionally beautiful former farmstead comprising a superbly restored Grade II Listed farmhouse, adjoining cottage, converted barn and further unconverted barns set within beautiful gardens and grounds between the Helford River and Falmouth Bay.**



## **SUMMARY OF ACCOMMODATION**

### **THE FARMHOUSE**

**Ground Floor:** sitting room, kitchen/breakfast room, garden room, utility area, separate WC.

**First Floor:** landing, master bedroom, shower room, guest bedroom with en-suite shower room, bedroom 3 and large family bathroom.

### **APPLE COTTAGE**

Immediately adjoining the main farmhouse and comprising: kitchen/reception room, open-plan kitchen/sitting room (18'2" x 11'7") with staircase leading up to bedroom with en-suite shower room.

### **SOUTH BARN**

Converted to provide a 2 bedroomed holiday letting unit with large kitchen/reception room and below which on the ground floor are two useful storage barns.

### **NORTH BARN**

With lapsed planning permission and Listed building consent for conversion.

**Old Piggery** – complete with stone water troughs.

**Outside:** Plenty of parking, outstanding and beautifully well stocked landscaped gardens and grounds, exceptional views. **In all, 1.683 acres.**

**Residue of 99 year National Trust lease for sale by private treaty with vacant possession upon completion.**

## **LOCATION**

*• Helford River and the sea 1 mile • Mawnan Smith ½ a mile • Falmouth 5 miles • Truro 13 miles • 10 minute walk to the beach • Newquay Airport 32 miles (flight time to London Gatwick approximately 1 hour) – all distances/times approximate.*

This particular area of south Cornwall is internationally renowned for its breathtaking coastal scenery, regarded as some of the finest along the south coast. Nansidwell Farm is idyllically situated with beguiling beautiful views down the wooded valley towards Falmouth Bay. The nearby Helford River is one of the most picturesque estuaries in the country and offers sheltered waters with safe mooring, whilst having easy access to the open sea for further cruising. The Helford River, Falmouth Bay and the Carrick Roads provide some of



the best sailing waters in the United Kingdom with superb yachting facilities including the Royal Cornwall Yacht Club and three marines. The area has inspired many famous writers including Daphne du Maurier, whose novel *Frenchman's Creek* is set on this part of the Cornish coast.



Nansidwell Farm is about  $\frac{1}{2}$  a mile south east of the village of Mawnan Smith, in an area of Outstanding Natural Beauty. Most of the surrounding farmland and coastline is in the ownership of the National Trust and Nansidwell Farm is set high on a headland equidistant from Rosemullion Head and Tolpoint at the entrance to the Helford River. There are truly magnificent views of Falmouth Bay, St Anthony Lighthouse and the Roseland Peninsula.

The nearby village of Mawnan Smith has a useful selection of local shops and facilities catering for day to day needs, the historic seaport town of Falmouth is about 5 miles away and the cathedral city of Truro (about 13 miles away) has an excellent range of shopping, commercial and schooling facilities, together with a mainline rail link to London Paddington (travel time approximately  $4\frac{1}{2}$  hours). Cornwall airport at Newquay is about 32 miles away and offers daily flights.

The Helford River, together with the Carrick Roads and Falmouth Bay, provide some of the finest sailing waters in Great Britain and also safe swimming from many of the coves and sandy beaches. There are numerous delightful country and coastal walks in the immediate vicinity. There is an excellent golf course at Budock Veian Hotel about  $1\frac{1}{2}$  miles away and the coastal footpath provides spectacular opportunities for walking in the area and a pedestrian ferry links the north side of the Helford River with the picturesque village of Helford on the south side.





## **DESCRIPTION**

Nansidwell Farm is a thoroughly delightful house and barns with beautifully presented adaptable accommodation which will appeal to a broad range of buyers. The very special Grade II Listed mellow stone farmhouse and neighbouring barns were originally improved and enlarged between 1580 and 1620 during the 'great rebuild' and is thought to be the oldest property in the parish of Mawnan.

The gorgeous house is situated discreetly at the end of its gravelled entrance drive and is thoroughly charming in every respect. The farmhouse has been exceedingly sensitively restored and extended over the years to provide comfortable well presented accommodation with a delightful very well stocked garden and enjoying some superb views down the valley towards Falmouth Bay. The parking area is immediately beside the farmhouse with a timber gate leading to a pathway to the garden from which a stable type door opens into a good sized dual aspect kitchen/breakfast room with turning staircase leading up to the first floor. There is a superb large (27'3" x 13'7") main sitting room with feature fireplace and door out to the east facing raised terrace. In addition is a delightful light and airy dining room with double doors to the garden and off which is a utility area and separate wc. The first floor comprises three bedrooms (1 en-suite), a shower room and bathroom.

Apple Cottage immediately adjoins the main farmhouse and is connected to it by way of a door which is currently sealed in the fireplace. More conventionally Apple Cottage has its own separate entrance and is itself very well presented comprising to open-plan ground floor sitting room and kitchen with an attractive staircase with exposed curved stone walls



leading up to the bedroom with en-suite shower room. Apple Cottage has been successfully let and produced excellent levels of occupancy.



South Barn is also used currently for holiday lettings and comprises a two bedroomed converted barn with large beautifully appointed central reception room and has delightful sea views. The ground floor comprises two useful storage barns and neighbouring North Barn which has not been converted has potential scope as it previously has had planning and Listed Building consent for conversion. The setting is the stuff that dreams are made of in a very highly regarded area.







Not to scale – for identification purposes only.

# Old Church Road, Mawnan Smith, Falmouth

APPROX. GROSS INTERNAL FLOOR AREA 2925 SQ FT (INCLUDES ANNEXES & 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.





### **FOR SALE LEASEHOLD**

Nansidwell Farm is to be sold with the residue of a National Trust lease rather than being sold freehold and therefore represents an exceptional opportunity for those wishing to live in a gorgeous farmhouse, in a blissful location with outbuildings and letting income potential and with a stunning view. These types of opportunities are exceptionally rare on the open market.

### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

The gravelled driveway culminates in a parking/turning area to the northern side of the main house with a picket gate opening to a gravelled pathway leading to the garden to the western side and gives access via a stable door to:-

**KITCHEN / BREAKFAST ROOM.** A delightful introduction to the charming well presented accommodation. A dual aspect room with wooden multi pane





casement windows each with slender glazing bars. Beamed ceiling. Range of fitted pine base units with cupboards and drawers under a woodblock worktop with integrated drainer and inset Belfast sink with mixer tap. Cornish granite worktops either side of Lacanche gas fired five ring cooker with electric ovens and grill under and stainless steel splashback. Further cupboards and drawers with a granite worktop. Turning staircase to first floor with understair cupboard with space for fridge/freezer. Exposed wooden floorboards. Cupboard housing a Firebird Enviromax combi oil fired boiler providing domestic hot water and central heating with slatted shelving over. Door to:-



**SITTING ROOM.** A thoroughly delightful room of an excellent size again with beamed ceiling and focusing on a huge inglenook fireplace with raised slate hearth and original bread oven to side, unusually to the other side is a former connecting door through to Apple Cottage (now blocked but could easily be reinstated). Exposed stonework around the fire with massive granite lintel.



Two multi pane sash windows with slender glazing bars either side of central door leading out to the slated terrace and lawned garden on the eastern side of the house. Double doors to utility (see below). Two radiators, internal window to garden room.

From the kitchen a further door opens to:-



**GARDEN ROOM.** A wonderful addition to the original cottage with original exposed stonework with raised fireplace housing Morsø woodburning stove. Six sash windows on two sides each with slender glazing bars overlooking the garden to the south and western side of the house and with part glazed double doors opening out to the south facing gravelled terrace. Wood panelled monopitch ceiling with two inset Heritage style rooflights. Ceramic tiled floor, built-in book shelving with concealed radiator and cupboards. Inset downlight. Wide opening to:-

**UTILITY AREA.** Again part of the useful addition to the original cottage with double doors opening to the sitting room as previously described. More modern range of built-in wall and base units with granite worktop. Sash window to side with slate sill, continuation of tiled flooring, radiator, inset downlights, hatch to roof void. Door to:-

**SEPARATE WC.** Comprising low flush wc, Vanity unit with wash hand basin, mixer tap and drawer beneath, exposed brickwork, inset downlights, extractor fan, continuation of tiled flooring. Built-in freezer, space and plumbing for tumble dryer, further cupboard with space and plumbing for washing machine with cupboards above and beside.

### ON THE FIRST FLOOR

From the kitchen/breakfast room a turning staircase leads up to:-

**LANDING.** Hatch to roof void. Doors to:-

**BEDROOM 1.** With perhaps the best of the views across and down the valley towards Falmouth Bay but also over the garden and North and South Barn through two sash windows. Part vaulted ceiling with exposed roof trusses, overhead roof void storage space, painted wooden floorboards, two window seats, one with radiator under.



**SHOWER ROOM.** Comprising low flush wc, wall mounted circular wash hand basin with mixer tap, heated towel rail, corner tiled shower cubicle with shower attachment, tiled floor, inset downlights, extractor fan.



**BEDROOM 2.** Another room with the delightful view through sash window facing east with a view across the valley towards Falmouth Bay, vaulted ceiling with exposed roof trusses, window seat with radiator beneath. Painted wooden floorboards, sliding door to:-

**EN-SUITE SHOWER ROOM.** Comprising low flush wc, wall mounted wash hand basin with mixer tap over and cupboard beneath, tiled shower cubicle with shower attachment, inset downlights, wall mounted heated towel rail, extractor fan.

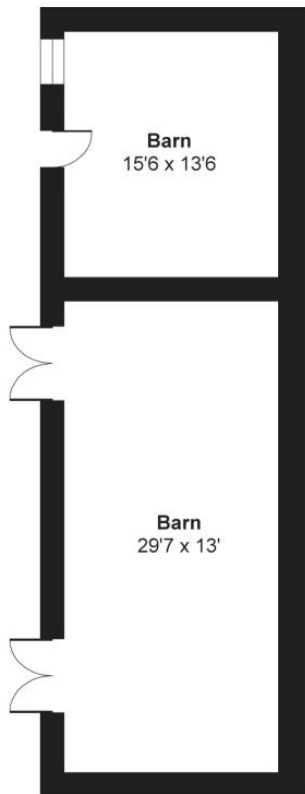
**BEDROOM 3.** Sash style window overlooking the driveway. Currently used as a study, painted wooden floorboards, radiator.

**BATHROOM.** Comprising roll edged cast iron bath with claw and ball feet, mixer tap and separate hand held shower attachment. Low flush wc, wash hand basin, small window to side and larger sash style window to rear. Inset downlights, heated towel rail, painted wooden floorboards.



**SOUTH BARN**

**Not to scale – for identification purposes only.**



**SOUTH BARN  
GROUND FLOOR**



**SOUTH BARN  
FIRST FLOOR**

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**APPLE COTTAGE**

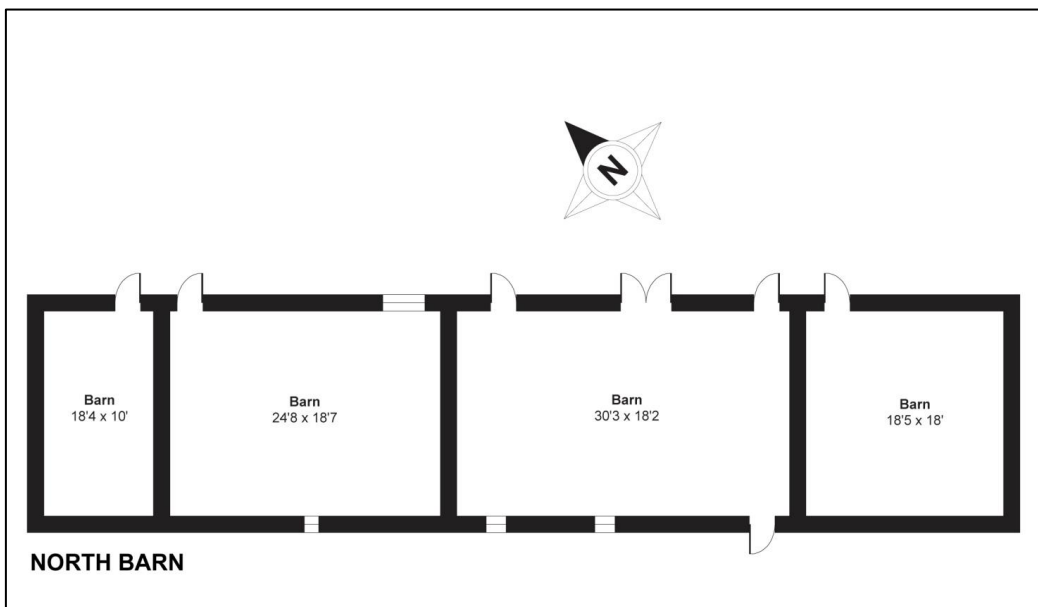




**NORTH BARN**



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## **GARDENS AND GROUNDS**

Nansidwell Farm occupies a magical setting amidst very beautifully well stocked gardens and grounds which extend to almost 1¾ acres. A discreet gravelled entrance driveway culminates in a parking/turning area at the side of Nansidwell Farm from which timber gates and pathways give access to the main house, barns and gardens. The area of garden immediately beside the main house is particularly well stocked with an array of carefully chosen shrubs and plants designed to give colour and interest throughout the year.

To the western side of the house is an upper plateau with fruit trees which continues around to the southern side of the house. Both North and South Barn are located to the east of the main house and are divided by an area of lawn through which there are wonderful views. Towards the eastern boundary is the old piggery with a sitting out terrace area beside which enjoys perhaps the very best of the far reaching views.



## **GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: [www.waterfrontandcountryhomes.com](http://www.waterfrontandcountryhomes.com) E-mail: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

**POST CODE** – TR11 5HU.

**SERVICES** – Mains water and electricity are connected. Oil fired boiler providing domestic hot water, drainage via private septic tank. For Council Tax see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk).

**TENURE AND POSSESSION** – Nansidwell Farm is offered for sale leasehold with the residue of a 99 year National Trust lease which started on the 29<sup>th</sup> September 1991 (the expiry of the lease is 29<sup>th</sup> September 2090 – there are therefore 75 years remaining). The current ground rent is £260 per annum and our clients (for 2015) paid £828.80 for the National Trust insurance.

**METHOD OF SALE** – Nansidwell Farm is available for sale by Informal Tender at a date yet to be confirmed. In the first instance however, and before our clients consider offers they should like to make copies of a considerable amount of documentation available to bona fide purchasers. All enquiries for such information should be made in the first instance please to [andrew.chilcott@lillicrapchilcott.com](mailto:andrew.chilcott@lillicrapchilcott.com). Our clients solicitors Nalders have arranged to produce a 'seller's pack' containing all relevant information together with a copy of the lease.

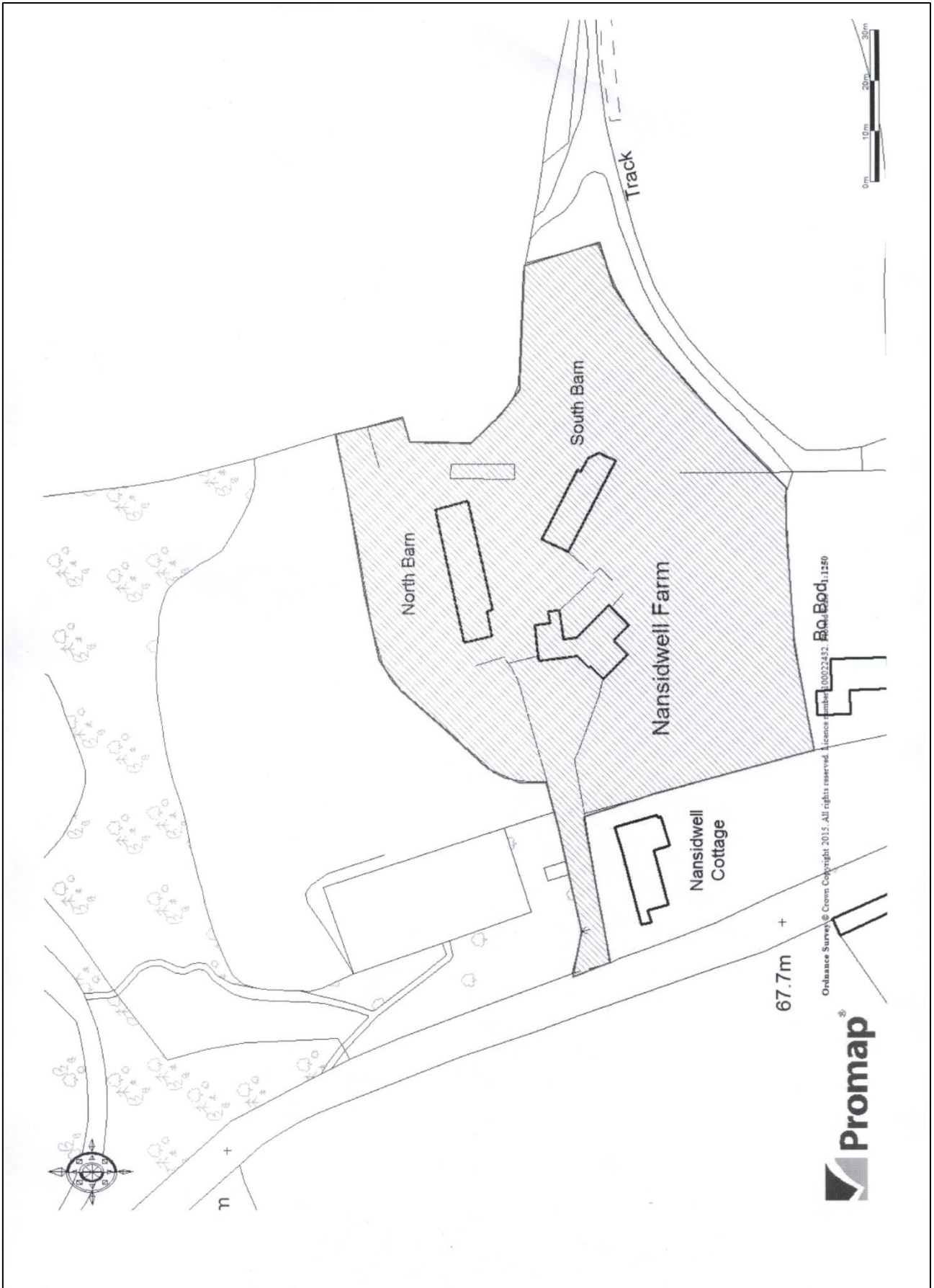
**DIRECTIONS** – From Truro follow the A39 towards Falmouth on the approach to Falmouth at a small double roundabout go straight across signposted Helston, approximately  $\frac{3}{4}$  of a mile further on there is a large double roundabout, take the third exit left, go between the two thirty mile an hour signs (the next exit would go to Helston). Go straight across at the first junction in Mabe and follow the signs to Mawnan Smith, over another crossroads. In the village of Mawnan Smith, fork left by the Red Lion Inn, follow the road to a sharp left hand bend turning right onto Old Church Road. The entrance to Nansidwell Farm is a short distance along on the left hand side.

**AGENT'S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).



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