



Higher Trescowe Farmhouse
Germoe, Penzance

LODGE & THOMAS

ESTABLISHED 1892

Higher Trescowe Farmhouse,
Trescowe Common, Germoe,
Penzance, Cornwall TR20 9RT

Guide Price: £685,000 Freehold

- Handsome double fronted farmhouse
- Stone elevations
- Over 1,700 sqft of spacious accommodation
- Propane gas central heating
- Double glazing
- 1/3 acre plot with parking
- Double garage/workshop
- Delightful rural setting

A most comfortable and characterful former farmhouse set within one third of an acre of gardens with parking and double garage, in a delightful rural setting close to the Cornish coast.

For sale with vacant possession.





The Property

This extremely well-proportioned former farmhouse has been in the same family ownership for many years. It has been refurbished and re-modelled to create a superb family home, that is both double glazed and centrally heated.

At ground floor there is an entrance porch, utility room and wc, well-proportioned kitchen, separate dining room and a 31ft long lounge with a wood burner. At first floor there is a large family bathroom with separate shower together with three bedrooms, the largest of which was originally planned to be two bedrooms hence creating a four bedroom house, and this could still easily be achieved.

The house is set within a plot extending to a little over $\frac{1}{3}$ of an acre. It overlooks an expansive level lawn to the front with a south-westerly aspect, bounded by mature hedging for privacy and shelter. To the rear is a generous gravel car park and turning area, easily accommodating a number of cars, boats etc. To one side is a detached block built double garage/workshop with pitch roof. The property is vacant and there is no chain.

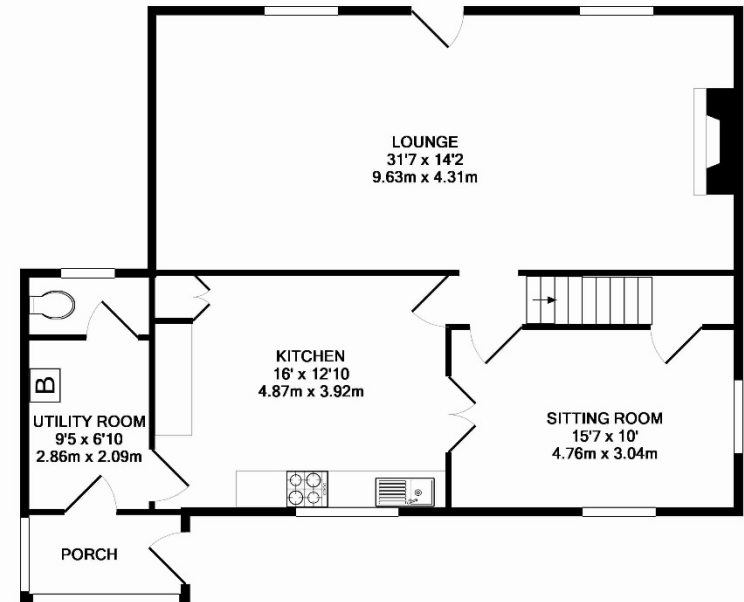
Property Information:

Services: Mains electricity, mains water, private drainage, propane gas central heating. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

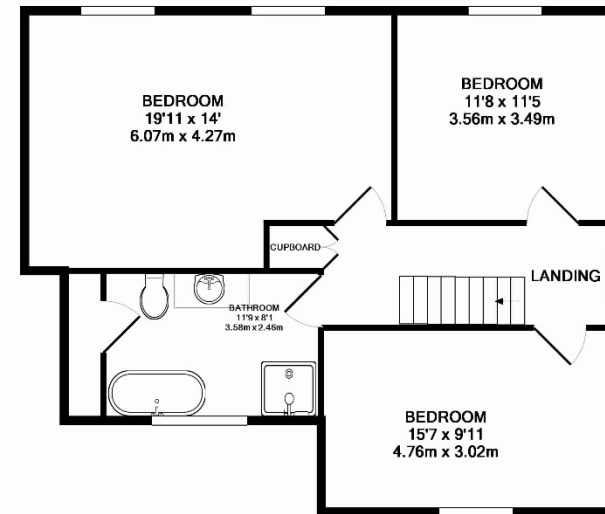
EPC: tbc **Council Tax Band:** F **Tenure:** Freehold

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



GROUND FLOOR
APPROX. FLOOR
AREA 982 SQ. FT.
(91.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 757 SQ. FT.
(70.4 SQ. M.)

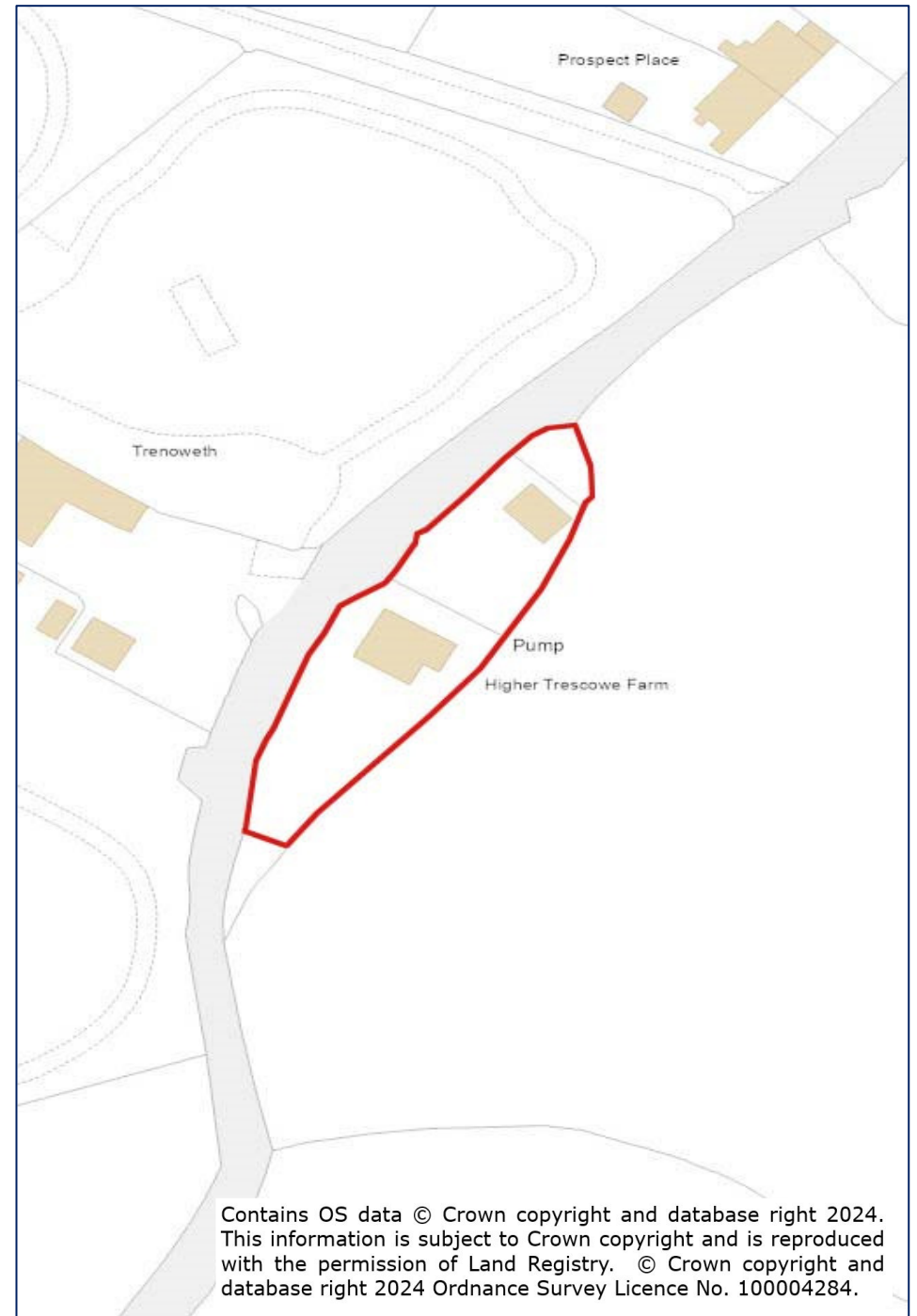
Location

Trescowe is a small rural hamlet quietly located away from the hustle and bustle of Cornish summer time. The busy former market town of Helston, famed for the annual Flora Dance, is just 7 miles to the east where there is a wide range of shopping, schooling and leisure amenities, including a community hospital. The stunning sandy beach of Praa Sands is just about 2 miles away, from where one can enjoy breathtaking coastal walks along the beautiful south Cornish coast. For those travelling further afield, the north Cornish port of Hayle is 6 miles to the north where there is a further range of shopping facilities and Hayle's 3 miles of surfing beach. Hayle also has a stop on the main Paddington to Penzance railway line and is of course situated just off the A30, Cornwall's main arterial route, putting the City of Truro within a 25 miles drive.

Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Truro proceed south along the A39 and follow the road for Helston on the A394. Pass through Praa Sands and shortly after the Texaco filling station on the left, turn right signposted Millpool and Trescowe. Follow this road to the T-junction and turn right, signposted Godolphin and Ashton and follow the road into the hamlet of Trescowe. Continue up the hill leaving the hamlet, shortly after which the property will be found on the right hand side identified by a Lodge & Thomas for sale board.

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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