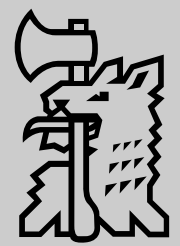


Tregoose Farm House

Sithney, Helston, Cornwall



Jackson-Stops
& Staff



People **Property** Places



A highly flexible spacious country home and letting cottage, pool and further buildings with potential in delightful unspoilt rural surroundings.

Guide Price £1,200,000

Features

• **Main House**

- Hall
- Cloakroom/W.C
- Lofty 33' Living Room
- Large Conservatory
- Dining Room
- Snug
- Study
- Kitchen/Breakfast Room
- Wet Room/W.C
- 4/5 Bedrooms
- Family Bathroom
- 1 En-Suite Bath/Shower Room
- Excellent Re-Roofed Storage Barn/Garage

• **Tregoose Barn**

- Hall
- Cloakroom/W.C
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- 3 Bedrooms
- Bathroom/Shower/W.C
- Exercise pool and Spa

Distances

- Helston 2.4 miles
 - Porthleven 3.3 miles
 - Helford River 7 miles
 - Falmouth 16 miles
 - Penzance 13 miles
 - Truro 20.4 miles
- (distances approximately)

The Property

A well presented and most spacious period home and income with far reaching rural southerly views. The accommodation is so arranged as to provide a family house and could accommodate a dependent relative if required, all beautifully presented blending the traditional with the contemporary. The pool complex is linked to the main house via the living room but can also be accessed separately from the courtyard. The 3 bedroom, unrestricted cottage provides additional spacious, attractive and independent accommodation and has oil fired central heating. Of particular note in the main house is the impressive lofty living room with exposed ceiling timbers, contemporary wood burning stove and doors to the adjacent terrace and conservatory. The modern kitchen has granite work surfaces and incorporates an oil fired Alpha range cooker providing hot water and central heating .

The Location

Lying just over 2 miles from the old market town of Helston, home of the Floral dance, the hamlet of Sithney Green is very much in the country, but accessible to the ancient coastal communities of Penzance and St Ives, and nearby Porthleven harbour. There are some spectacular walks along the coastal paths and rural valleys. Helston offers a selection of shopping and business facilities and is the gateway to the Lizard Peninsular again offering a stunning rugged coastline.



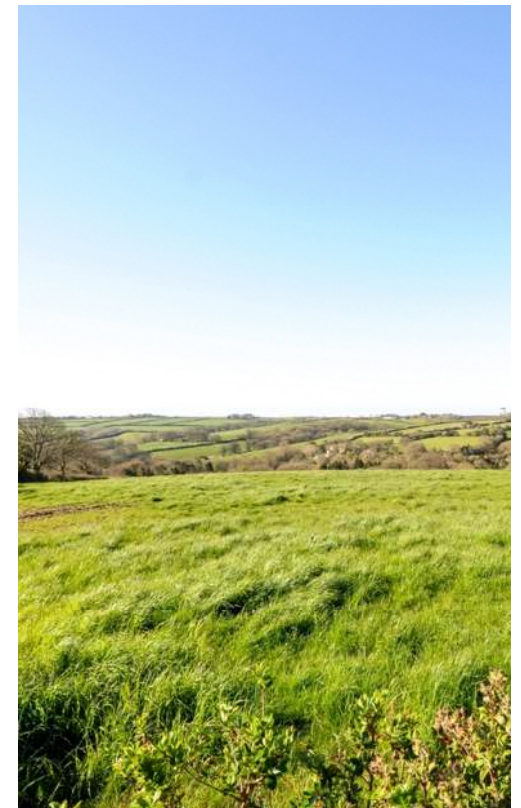


Outside

In addition to the main house and cottage, there is a splendid single story workshop/barn providing garaging and implement storage and having a lapsed planning permission for conversion to a third dwelling. This excellent building forms the third side of the quadrangle and has been recently re-roofed.

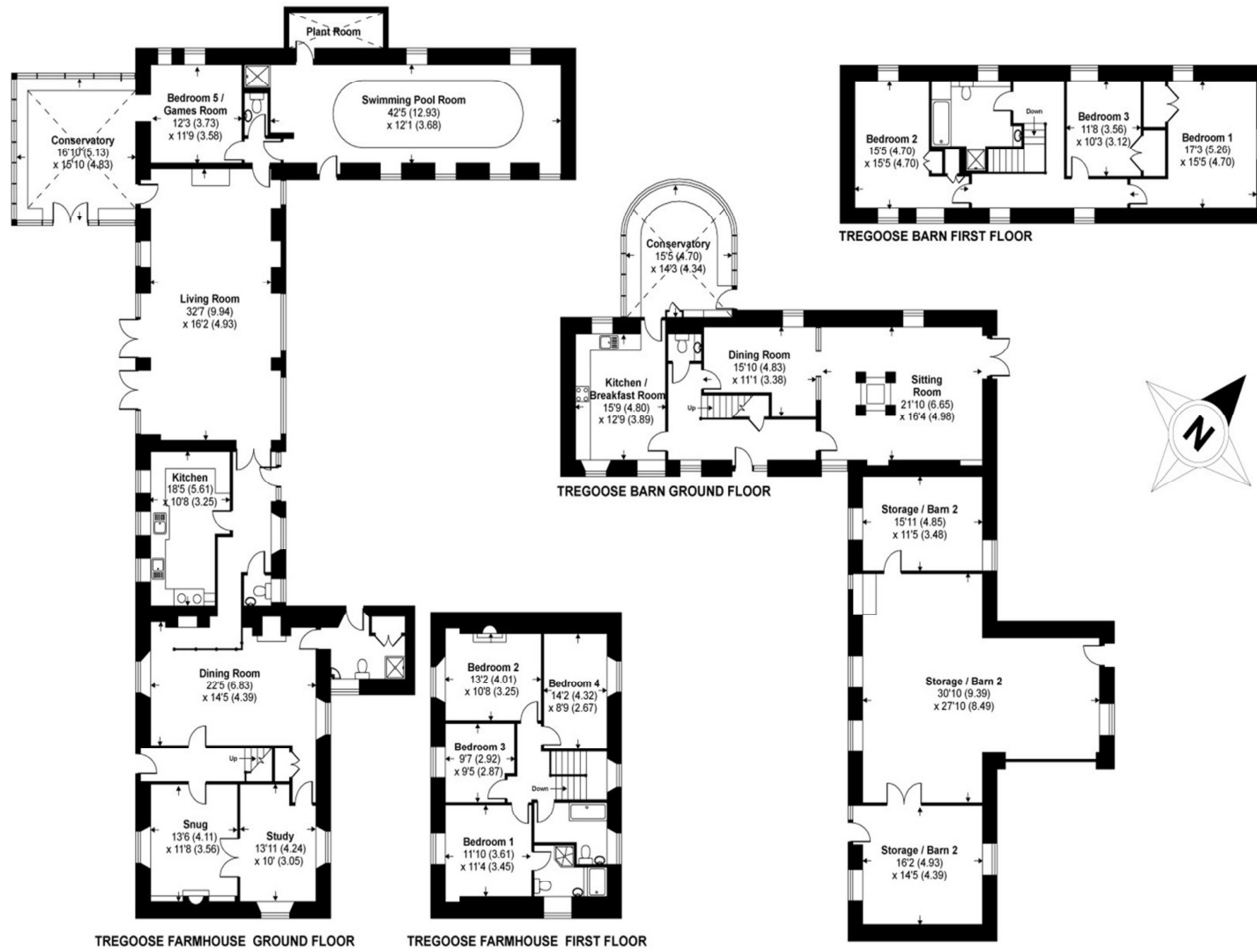
Extending to about 1.5 acres, the delightful gardens and grounds comprise abundantly stocked shrubberies of Camellias, Mahonia, Fatina and Azalea to name a few.

There are two main lawns, a mass of spring flowers, a bluebell spinney and wildflower meadow together with a Summerhouse, wood stores and greenhouse. In all a splendid and peaceful setting for this notable country home.



Tregoose Farm House, Sithney, Helston

APPROX. GROSS INTERNAL FLOOR AREA 5488 SQ FT 509.8 SQ METRES (EXCLUDES OUTBUILDING)



TREGOOSE FARMHOUSE GROUND FLOOR

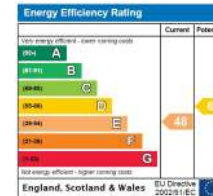
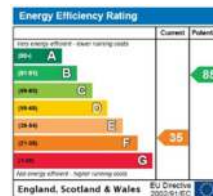
TREGOOSE FARMHOUSE FIRST FLOOR

TREGOOSE BARN FIRST FLOOR

TREGOOSE BARN GROUND FLOOR

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.

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Property Information

Postcode: TR13 0RT

Council Tax Band: E

Services: Mains electricity and metered water via a neighbour are connected to the property. Drainage is to 2 private systems. The PV panels contribute some £2,000 per annum.

Fixtures and fittings: Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

Local Authority: Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100

Viewing: By appointment with Jackson-Stops & Staff's Truro office: 01872 261160

Fast Find: 60563

Directions

There are many approaches to the property. The easiest for a first visit is to leave Helston on the A394 for Penzance turning right at the top of the Sithney Hill onto the B3302 continuing for 0.4 of a mile. Turn right signed Gwavas and Lowertown. At the bottom of the hill, turn left at a minor crossroads and then right onto a lane marked as a Cul de Sac up the hill and bear left onto the cobble drive and into the courtyard.



A member of



Important Notice

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Truro 01872 261 160 truro@jackson-stops.co.uk

44 Lemon Street Truro Cornwall TR1 2NS

jackson-stops.co.uk



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