

TREGEAR VEAN FARMHOUSE



H Tiddy

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ST MAWES, CORNWALL, TR2 5AB

A spacious detached former farmhouse residence set in established mature gardens of around one third of an acre including a detached single storey barn with potential. This rare opportunity has far-reaching panoramic water and countryside views from the first floor and is located on the outskirts of this enchanting Cornish coastal village, where a variety of shops, restaurants, boatyards, beaches and beautiful coastal walks are on the doorstep.

The accommodation comprises:

Ground Floor: Entrance Porch, Reception Hall, Dining Room, Kitchen, Rear Porch, Utility / W C, Bedroom 1 / Sitting Room, En-Suite Shower Room, Study / Bedroom 5.

First Floor: Galleried Landing, Living Room, 3 Further Bedrooms, Bath / Wet Room.

Outside: Detached Single Storey Barn (with potential to convert subject to planning permission). Mature circa one third of an acre gardens. Parking.

Location summary – (distances and times are approximate)

*St Mawes Village Centre: 1 mile. Summers Beach: 1 mile. Sailing Club Quay: 1.1 miles. Truro: 9 miles (by car ferry).
Falmouth: 20 minutes (by passenger ferry from St Mawes). St Austell: 15 miles with London Paddington 4.5 hours by rail.
Cornwall Airport Newquay: 26 miles (regular flights to London, other UK regional Airports and European destinations).
Viewing only by appointment with H Tiddy.*



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Location

The enchanting and exclusive south facing harbour village of St Mawes is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a wide range of amenities, which are open all year, including a butcher, bakers, convenience store, post office / newsagent, doctors, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

A Brief History

A translation of the Cornish name, Tregear Vean, indicates that there has been a settlement at this location for many hundreds of years. 'Tregear' means homestead of the fort and 'Vean' means small or probably outlying in this context. Therefore 'Outlying Homestead of the Fort' seems to be a fair interpretation. The great manor of Tregear was, from very early times, the most important estate in the area, comprising most of the Roseland Peninsula and beyond, and is mentioned in the Domesday Book of 1085. The whole fascinating history of the district can be read in Laurence O' Toole's book 'The ROSELAND between River and Sea'.

Description

Tregear Vean Farmhouse is a detached character property probably dating back to the Georgian Era. It is situated in a private and relatively level location, on the edge of the exclusive coastal harbour village of St Mawes, on the Roseland Peninsula, which is in an Area of Outstanding Natural Beauty. The property enjoys a sunny south westerly aspect and features superb well stocked gardens. Beautiful far-reaching views are enjoyed from the first floor and



encompass surrounding National Trust Owned countryside, the mile-wide waters of The Carrick Roads over towards Trefusis Point and Falmouth with miles of Cornish countryside beyond. Subject to any necessary consents, the property has potential to convert the detached single storey barn into residential accommodation as well as extend the current driveway past the front entrance to build a possible double garage with a studio / office over plus associated parking. This family sized home is liveable but many may wish to upgrade and modernise to transform and re-configure the versatile light and airy accommodation.

Accommodation Details

(dimensions are approximate)

Ground Floor

Front Porch Double-glazed all round. Quarry tile floor. Courtesy light. Wide old panelled timber front door.

Entrance Hall Attractive stone flagged floor. Ceiling arch. Radiator. Staircase with timber balustrades rising to the first floor. Display shelf above mezzanine level. Under-stairs storage cupboard. Wall light point.

Bedroom 1 / Sitting Room 15' x 13'8 Window to front. Radiator. Previously used as a bedroom, currently a Sitting Room. Door leading to:

En Suite Shower Room Tiled shower cubicle with electric shower, wash hand basin and wc. Extractor fan. Radiator. Mirror, light and shaver point. Ceramic tile floor. Tiled Walls.

Study / Bedroom 5 15'0 x 10'1 Two windows to the rear. Range of fitted cupboards. Radiator. Coved ceiling.

Dining Room 13'9 x 12'9 Original window shutters to window to the front. Featured fireplace with wood burner fitted on a slate hearth. Exposed floorboards. Radiator. Open way through to:

Kitchen 11'1 x 9'8 Attractive range of oak-front wall and floor units with work surfaces over. Inset Belfast style double sink unit with mixer tap. Built-in oven and hob with filter hood over. Electric Everhot Mini Aga. Radiator. Quarry tile floor. Central heating control unit. Electrics cupboard. Open way and steps down to:

Rear Porch Half glazed door to rear. Quarry tile floor.

Utility / WC 4'8 x 4'7

Low flush WC. Wash basin. Plumbing for washing machine. Quarry tile floor. Oil-fired boiler. Window.

First Floor

Galleried Landing Feature window with distant views towards Nare Head. Hatch to part-boarded roof space and Solar Electric Control Panel.

Living Room 22'5 x 12'9 A fine light and airy room with panoramic National Trust country and water views of Carrick Roads with Falmouth and Cornish countryside beyond. Built-in range of cupboards and bookshelves along one wall. Two windows with window seats. Attractive stone open fireplace with slate mantle and hearth. Corner display shelves. Two radiators.

Bedroom 2 12'9 x 11'7 Beautiful views as described above. Window with deep sill / window seat. Radiator. Built-in wardrobes. Shelving.

Bedroom 3 11'3 x 9'10 Fine rural outlook to rear. Built-in wardrobes with storage cupboards over. Radiator.

Bedroom 4 10'5 x 9'7 Rural outlook plus distant sea views towards Nare Head. Airing cupboard. Storage cupboards. Radiator.

Bathroom / Wet Room Bath, pedestal wash hand basin, low flush w/c. Window. Towel rail. Tiled walls. Ceramic tile floor with drain to electric shower/wet area.

Gardens (Circa one third of an Acre)

To the front of the house is a level garden, mainly laid to lawn, bounded by a stone wall and high hedge for privacy. To one side of the house is a sheltered sitting out / barbecue area. The gardens are a haven for privacy and enjoyment and comprise mainly lawn with mature shrubs and bushes dispersed. There is a parking area which could be extended past the front of the property, where, subject to any planning consents, possibly a double garage with studio / office over could be built with associated parking. Within the gardens are two timber summerhouses, one to the western corner and one located by the side of the property.

Detached Outbuilding / Studio 26' x 15' Currently used as a workshop / hobbies room. Attractive old detached stone and slate barn with exposed rafters. Small front courtyard / seating area. Side parking space. With potential to convert into residential accommodation, subject to any necessary planning consents. Stable type door. Storage heater and second storage heater point. 3 Velux windows.

General Information

Services: Mains water, electricity and private drainage. Electric solar panels. Telephone and Television Points. Oil fired central heating.

Energy Performance Certificate Rating: E.

Council Tax Band: F.

Subject to Potential Planning Permissions: We have on file a favourable report from a local planning consultant providing an assessment on the possibilities of obtaining residential planning permission on the detached barn as well as extend the current parking area northwards to create a drive past the front entrance of the main house and build a garage with associated parking on the northern side of the main property.

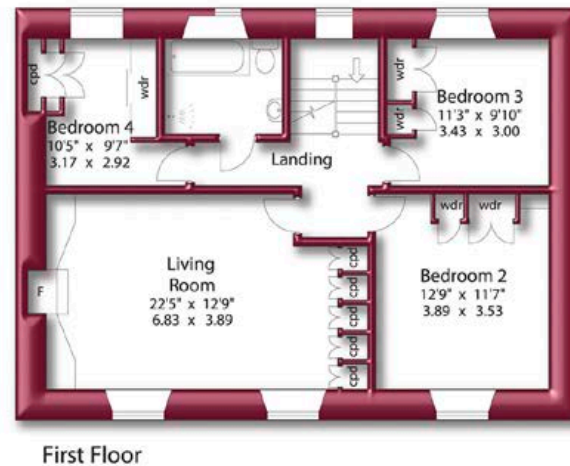
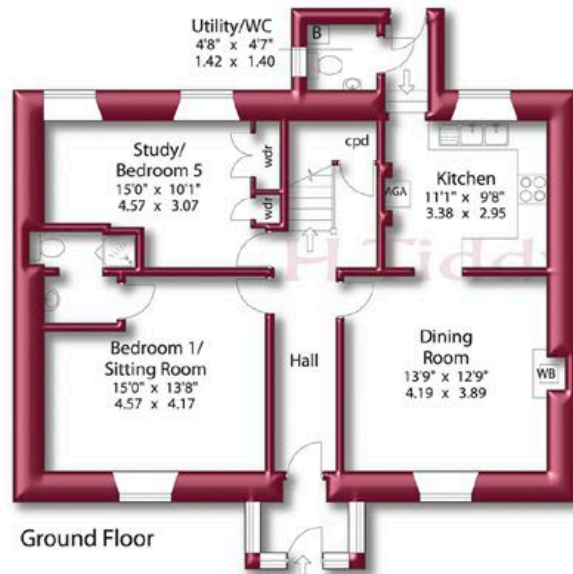
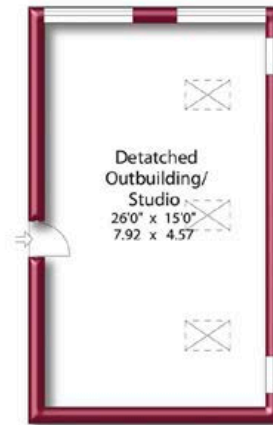
Tenure: Freehold

Land Registry Title Number: CL88363

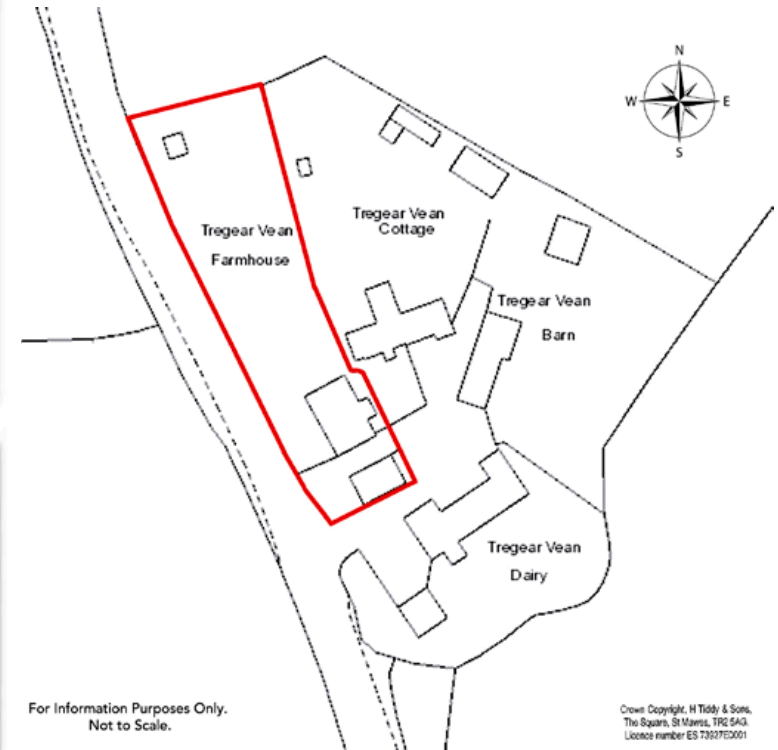




Approx Gross Internal Floor Area = 1697 Sq. Feet
= 157.65 Sq. Metres



For illustrative purposes only. Not to scale.



Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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