



An extraordinary 98-acre estate nestled in the heart of Cornwall, offering a unique blend of rustic charm and luxurious seclusion. This exceptional property provides a private retreat with all the amenities for a dream lifestyle.

Tregoose, (North of Gweek), Helston, Cornwall, TR13 0NX | Helston 12 miles | Gweek 2.5 miles | Constantine 2.8 miles | Helford River 6.3 miles | The Lizard 13 miles | Falmouth 11 miles | 34 miles from Newquay airport

#### MAIN HOUSE:

Granite Farmhouse | Ha-ha ditch fronted | 7 bedrooms | 6 bathrooms | South-facing stone patio | Amphitheatre | Best country views in Cornwall | Original fireplace | Reception rooms | Extension | Traditional courtyard | Walled gardens | Extensive orchard including Mediterranean fruit trees | Grass tennis court | 1000m of river | Woodland | 18th-century mill with waterwheel | 2 granite quarries | Long private entrance drive | No public access or bridle paths to any part of the farm.

YARD COTTAGE | Stone building | Two bedrooms | Ensuite bathrooms | Open plan kitchen and living room | Wooden floors | Exposed rafters | Balconies | Walled gardens | Views of the tennis court |

CARPENTRY SHOP: | Open plan kitchen and living room | Log burner | Window seat | Bedroom with standalone bath | Exposed roof joists | Roof lights | Cloakroom with bidet

STABLE RANGE: | Six stables with concrete floors | Full-length barn with exposed wooden joists | Various sizes with stable doors and electricity | Old cowhouse, now used as a woodshed | Four further sheds

GARAGES: | Fully insulated garaging | Granite barn for a car collection including internal repair bay





## Secret Cornish Estate:

A Once-in-a-Lifetime Opportunity Tucked away in the heart of Cornwall lies Tregoose, a remarkable 98-acre estate that offers a unique blend of historical charm, modern luxury, and absolute privacy. Remodelled in 1862, the estate's origins trace back to at least the 11th century, as documented in the 1086 Domesday census. The field maps surrounding Tregoose have remained largely unchanged since the 1300s, preserving the estate's historical essence.

At the centre of this magnificent property stands the main house, a stunning 7-bedroom, 6-bathroom residence. The house, fronted by a ha-ha ditch, boasts what might be the best view in all of Cornwall. Two charming staff cottages, including one that dates back to the 1500s, provide additional space for guests or staff, maintaining the estate's tradition of hospitality and grandeur. Wandering through the estate, one discovers a traditional courtyard of former cattle barns, beautifully preserved walled gardens, and an extensive orchard brimming with Mediterranean fruit trees.

Equestrian enthusiasts will find six traditional stables complete with a hayloft and tack room, plus a seventh stable, offering ample space for horses. Classic car aficionados will appreciate the insulated garaging housed within a former granite barn, featuring an internal repair bay.



*Picture telling your friends, "I've bought an estate in Cornwall." Tregoose is not just any estate; it's a working farm where your family's dreams can unfold. Your family can finally keep animals, grow crops and enjoy the sight of wild deer and other flora and fauna, creating unforgettable memories on your very own farm.*



For recreation, Tregoose offers a grass tennis court, 1000 metres of river frontage, and woodland trails. An 18th-century mill, complete with a waterwheel, stands as a testament to the estate's rich history and potential for conversion. Natural beauty abounds, with two granite quarries, a long private entrance drive, and absolute seclusion-no part of the farm is accessible to the public. The estate is a paradise for sporting enthusiasts. Excellent woodcock shooting and roe deer stalking are available, while the diverse wildlife includes nesting barn and tawny owls, peregrine falcons, otters, and rare anemones. Modern agricultural facilities are situated a mere five-minute walk from the main house. A range of modern buildings offer potential for development, with one off-lying building poised to become an award-winning Class Q house, subject to consent. The highly productive arable land is currently let on a short-term basis to a reliable neighbouring farmer, ensuring that the estate's agricultural heritage remains intact. Privacy at Tregoose is unrivalled. A long private drive, double-gated entrance, and a scenic 650-metre lane adorned with rhododendrons, azaleas, camellias, and magnolias lead to the heart of the estate. With the nearest neighbours over 750 metres away, one can enjoy unparalleled seclusion. Despite its seclusion, Tregoose is conveniently located near numerous amenities. The nearby villages of Gweek and Constantine, as well as the towns of Helston and Stithians, offer a range of local attractions, sports clubs, and recreational facilities. Rowing sculls and eights at Stithians Lake, memberships at local golf clubs-including championship courses like St Mellion, Trevoze, and St Enodoc-and direct train lines from Redruth to London Paddington ensure that Tregoose is both a secluded retreat and a gateway to broader adventures. The estate's fertile farmland includes approximately 60 acres of early cropping arable land, currently growing potatoes and cauliflower for Waitrose.



This land is let to a nearby farmer, generating a reliable income, this arrangement can be halted or maintained by the new owner. The western boundary features around 10 acres of permanent pasture, ideal for horses, sheep, and cattle, while about 30 acres of ancient sessile oak woodland provide a habitat for a diverse range of wildlife.

Tregoose is also home to two granite clapper bridges that span the river, adding to the estate's unique charm. The woodland is famed for its English bluebells, considered the finest in Cornwall. Two well-maintained modern buildings are positioned 100 metres from the original courtyard, constructed with block, timber, and concrete sheets.







**SCHOOLS** Constantine village boasts an exceptional pre-school nursery and primary school, reputedly the finest primary school in Cornwall. Constantine Primary School was once ranked as the number one primary school in the county and maintains a stellar reputation just minutes away.

In nearby Gweek, the Zelda School is rated outstanding for Special Educational Needs and Disabilities. For secondary education, state schools are in Helston, the Lizard, and Penryn.

For those seeking private education with boarding facilities, Truro School and Polwhele House are excellent options. Additionally, Kelly College, known for its world-class swimming programme and former Olympian pupils, offers boarding.

**RECREATION: Hunting and Equestrian Activities:** The Cury and Four Burrow hunts are close by, each with vibrant pony clubs. The summer season in the area is lively with numerous horse shows and gymkhanas.

**Shooting:** Abundant sporting opportunities abound, with plentiful roe deer and a growing population of red deer. Previously, the farm hosted a successful partridge shoot (10 days per season) along with 6 days per season dedicated to woodcock.

**Sailing and Yachting:** Tregoose overlooks Gweek village where the Helford River becomes non-tidal. Gweek boatyard is highly respected, boasting skilled marine artisans and moorings. Nearby, at Mylor, Falmouth, St Anthony, Penryn, and Port Navas, several other boatyards and yacht clubs are located

**Local Sporting Clubs:** Constantine boasts an active village cricket and football club, while Helston offers a diverse range of clubs catering to every sport enthusiast from preschool age upwards.

**ACCESS:** Nearby town Redruth has a train station with direct train lines connecting it to London Paddington and northern destinations.

Access flights from nearby Newquay airport are available from London and other city airports.

For those preferring private transport, helicopter pilots can land at Tregoose, with several local aviation firms available for servicing and repairs.

Additionally, nearby privately owned landing strips, including Predannick, Truro, and Bodmin, cater to local aviation needs.

**DIRECTIONS** From the A30: Take the exit for the A39 towards Truro and Redruth. Continue on the A39 for approximately 10 miles.

From Truro: Head south on the A39 towards Falmouth. After about 6 miles, take the exit towards Helston on the A394. Follow the A394 for approximately 7 miles until you reach Helston.

From Helston: Take the B3297 towards Redruth. Continue on the B3297 for about 2 miles. Turn left onto the B3297 (signed for Gweek and Constantine). After 1 mile, turn right onto a country lane towards Constantine.

From Constantine: Head towards Waldron. Follow signs for Helstone. Continue on the main road for about 2 miles until you see signs for Tregoose.

**Final Approach:** Look out for the private drive with double gates adorned with rhododendrons, azaleas, camellias, and magnolias. The entrance to Tregoose will be on your right. Follow the long private drive to the heart of the estate.

**Please note:** some of the photographs used in this brochure are supplied by the owner from previous marketing material, please refer to our website [www.smartestateagent.co.uk](http://www.smartestateagent.co.uk) or Rightmove for current photos. Please contact us to request current Drone footage of the property.



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