





## MAIN HOUSE

A substantial seven-bedroom house on the south side of the courtyard, offering panoramic views over the Lizard Peninsula.

### Ground Floor

**Kitchen:** (4.5m x 2.9m): Featuring a blue Aga oil-fired cooker, granite arch, tiled floor, ample units, double sink, and extensive views over the garden and Lizard Peninsula.

**Utility Room:** Stable doors, kitchen units, stainless steel sink, oil-fired central heating, and vinyl flooring.

**Living Room/Lounge:** Vinyl flooring, two radiators, and views over farmland and the Lizard Peninsula.

**Bathroom:** Fully tiled with WC, washbasin, bathroom cabinet, radiator, and storage cupboard.

**Drawing Room:** (6.4m x 6.0m): Large open fireplace, oak floorboards, oak door to dining room, high ceiling with plaster cornice, and radiators.

**Dining Room:** Windows with shutters, open fireplace, high ceiling, and plaster cornice.

### First Floor

**Landing:** Carpeted, radiator, airing cupboard, and storage.

**Bathroom:** Tiled floors and walls, radiator/heated towel rail, bath with power shower, washbasin, and WC.



**Bedroom 1:** (4.5m x 2.7m): Fitted carpet, radiator, two windows, and extensive views.

**Ensuite Bathroom:** Tiled floor and walls, bath with shower, washbasin, and WC.

**Bedroom 2:** (Office) (3.3m x 2.2m): Fitted carpet, radiator, and roof light.

**Bedroom 3:** (3.3m x 2.7m): Fitted carpet, radiator, and extensive views.

**Bedroom 4:** (6.0m x 4.4m): Large double, fitted carpet, radiators, extensive views, and fireplace.

**Bedroom 5:** (4.5m x 3.0m): East and South aspects, sash windows, oak doors, original fireplace, and extensive views.

**Ensuite Shower Room:** (2.2m x 2.1m): Large shower, WC, washbasin, tiled floor, sash window.

#### Second Floor

**Landing:** Carpeted with radiator and eaves storage.

**Bedroom 6:** (3.1m x 3.5m): Eaves room, fitted carpet, radiator, and extensive views.

**Bedroom 7:** (3.0m x 3.5m): Eaves room, fitted carpet, radiator, and extensive views.

**Separate WC:** Tiled floor and walls, washbasin, radiator, and eaves storage.

#### OUTSIDE

**Garden:** Front garden with perennials and plants, and a sheltered walled garden.

**Orchard:** Northern part of Field OS No 5583 with various fruit trees and a chicken run.



**LAND:** High-quality soil suitable for various crops, well-maintained Cornish hedges, level fields, a reservoir water tank, and good road frontage.

**LOCATION:** Accessible via the A394 road from Falmouth to Helston, turn left before Trevennen, continue for half a mile, and turn left again to find the property on the right. A picturesque lane lined with flowering shrubs leads to the farm courtyard.







#### YARD COTTAGE

**Hallway:** Tiled floor, radiator, and storage.

**Ground Floor Bedrooms:** Two bedrooms with fitted carpets, radiators, and ensuite bathrooms.

**Shower Room:** Corner shower unit, WC, washbasin, and heated towel rail.

**First Floor Kitchen/Living Room:** Wooden floor, radiators, exposed rafters, kitchen units, and balconies.



#### CARPENTRY SHOP

**Kitchen/Living Room (6.4m x 3.7m):** Fitted carpet, wood burner, window seat, radiators, and kitchen area with fitted units.

**Bedroom:** Exposed roof joists, roof lights, and stand-alone bath.

**Cloakroom:** Hand basins, WC, bidet, heated towel rail, and storage.



#### GARAGES

**Double Garages:** Wooden doors, concrete floor, and timber roof joists.

#### **Mechanics pit**

**Single Garages:** Similar to double garages.

#### STABLE RANGE

**Stables:** Six stables with concrete floors.

**Barn:** Full-length barn with exposed wooden joists.

**Loose Houses:** Various sizes with stable doors and electricity.

**Old Cowhouse:** Now used as a woodshed.

**Concrete Block Sheds:** Four sheds with concrete floors.

#### FARM YARD

**Cattle Building:** Portal framed with central feed passage and lean-to on each side.

**Dutch Barn:** Open-ended with timber stanchions and joists.

#### SERVICES

**Electricity:** Mains supply.

**Water:** Private well supply with treatment system.

**Drainage:** Private septic tank.

AGENTS NOTES: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



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