



An extraordinary 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 | 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 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.



Privacy at Tregoose is unparalleled. A long private drive, a double-gated entrance, and a picturesque 650-metre lane lined with rhododendrons, azaleas, camellias, and magnolias lead to the heart of this exceptional estate. With the nearest neighbours over 650 metres away, the property offers unmatched seclusion.

Tregoose also presents a rare and exciting opportunity for those looking to create a generational estate. With its extensive grounds, the property boasts massive potential for renovation or re-development. Outbuildings, stables, and additional dwellings could be transformed or redeveloped to suit a wide range of needs, making it an ideal choice for those with a vision for expansion or creating a legacy home.

The estate itself offers a wealth of recreational features, including a grass tennis court, river frontage, and woodland trails. Its natural beauty is complemented by its appeal to sporting enthusiasts. Wildlife is abundant, with regular sightings of barn and tawny owls, peregrine falcons, otters, and even rare anemones.

The southern fields encompass approximately 9.5 acres of high-quality arable land, ideal for horses, sheep, or cattle, with potential for other agricultural or equestrian uses. Additionally, around 10 acres of ancient sessile oak woodland create a rich habitat for diverse wildlife.

Tregoose is a property of extraordinary potential and charm, offering the chance to create a truly unique generational estate in a setting of exceptional privacy and natural beauty.



Despite its secluded setting, Tregoose remains conveniently located near numerous amenities. The charming villages of Gweek and Constantine, as well as the towns of Helston and Stithians, are within easy reach and offer a variety of local attractions, sports clubs, and recreational facilities. Opportunities abound, from rowing at Stithians Lake to memberships at local golf clubs, including championship courses such as St Mellion, Trevoise, and St Enodoc.







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.

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 or Rightmove for current photos. Please contact us to request current Drone footage of the property.



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