



TREMAYNE HOUSE

SOUTH CORNWALL



TREMAYNE HOUSE, FARMHOUSE AND BARNES

ST MARTIN-IN-MENEAGE, NR. HELSTON, SOUTH CORNWALL

Helford River about ½ a mile • Truro about 22 miles • Helford Village about 3 miles • Helston about 8 miles
(all distances approximate).

An extremely elegant south facing Grade II Listed country house in a very peaceful, rural location close to Frenchman's Creek, in an acutely sought-after part of south Cornwall with a large detached farmhouse, period barns and about 5 acres of stunning gardens, grounds and paddocks.

SUMMARY OF ACCOMMODATION

TREMAYNE HOUSE

Ground Floor: entrance hall, impressive reception hall with splendid turning cantilevered staircase, drawing room, dining room, library, sitting room/playroom, study and cloakroom. Kitchen/breakfast room, inner hall, game larder, laundry room, rear hall and second staircase.

First Floor: master bedroom with en-suite bathroom, four further bedrooms, two bathrooms and separate shower room.

First floor annexe wing comprising: entrance hall, sitting room with balcony, kitchen, bedroom with en-suite shower room and separate wc.

Gardens: splendid pillared entrance with gravelled driveway. Double garage. Formal gardens and grounds. Outdoor swimming pool and water feature set in landscaped gardens with changing pavilion. Formal long garden. About 1½ acres.

TREMAYNE FARMHOUSE AND BARNES

Ground Floor: porch, living room, hall, dining room, kitchen/breakfast room, larder, utility room, store room.

First Floor: landing, 5 bedrooms, bathroom.

Grounds: about 3,500sq.ft., of mostly period stone barns and outbuildings with huge potential. Modern stabling, tack room and hay barn. Gardens and fenced field enclosures. About 3½ acres.

In all, about 5 acres



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SUMMARY

To be sold for the first time in 15 years, a truly remarkable opportunity to acquire a stunning, well presented and beautifully proportioned six bedroomed, four reception roomed country house in a very desirable location close to the Helford River in a delightful rural setting and with a right of way to Tremayne Quay on the southern bank of the Helford River. Available separately or together, a near 3,000sq.ft., stone farmhouse and nearly 3,500sq.ft., of adjacent period barns with stabling and grounds extending to about 5 acres in total.

LOCATION

Tremayne House, Farmhouse and Barns occupy a very beautiful and special location close to Frenchman's Creek on the unspoilt southern side of the Helford River which is, without question, one of the most desirable locations in Cornwall. The house is situated to the south of Tremayne Quay which directly fronts the river and forms an important asset of the property. The property possesses full vehicular and pedestrian rights of access to Tremayne Quay for recreational use.

The Helford River forms part of the unspoilt, picturesque rural area of south Cornwall which extends along the beautifully rocky coastline from Falmouth Bay where there are numerous cliff top walks and safe sandy beaches around to the more rugged west facing coast of the Lizard Peninsula. Much of the countryside surrounding the Helford River estuary is owned by the National Trust including Tremayne Woods and is designated as an Area of Outstanding Natural Beauty. This is, indeed, a wonderful location in south Cornwall for a main residence or a secure second home. The market town of Helston is within easy striking distance and offers a wide range of shopping facilities and supermarkets as well as secondary school



education. The Cathedral City of Truro and the Port of Falmouth offer further wide ranges of facilities with Truro being the county's administrative, retailing and commercial centre with a mainline rail link to London Paddington. The recently improved A30 is now almost entirely dual carriageway to Exeter and the motorway network beyond. Newquay International Airport at St Mawgan offers daily shuttle flights to Gatwick Airport as well as many other internal and international destinations.

The main attraction of the location however is in the immediate surroundings. The beautiful creekside Helford Village with its famous Shipwright's Arms and Helford River Sailing Club is only about 3 miles away whilst the larger village of Manaccan

which is a truly 'picture postcard' village with a pretty church has a primary school and further amenities.

HISTORICAL NOTE

The property which is Grade II Listed is understood to originally date from the 17th Century or earlier having been substantially re-modelled in the early 1800's and extended to become an attractive, small country house.

The interior is predominantly early 19th Century and remains substantially intact, now with the benefit of modern amenities. The period features include six panelled doors, moulded architraves with corner blocks and moulded and enriched plaster ceiling cornices and bands to the reception areas with several fine chimney pieces. The geometric stairs, forming one of the main features of the house, are open-well, and cantilevered with

ornate cast iron balustrade and mahogany handrail. It is understood that the current dining room is the original hall of the 17th Century house. The property was acquired as the Dower House by the Vyvyan family of Treloar in 1820. Nearby Tremayne Quay was built by the Vyvyan family for a visit by Queen Victoria in the mid 1800's but bad weather subsequently prevented her arrival. However, the Duke of Windsor landed at Tremayne Quay in 1921 for a visit to Sir Courtenay and Lady Vyvyan at Treloar.

Tremayne House has been well maintained and improved to provide delightful, well presented accommodation full of character and style in a special and romantic setting close to Frenchman's Creek. The house has been brought into the 21st Century with a new sanitary water system, new kitchens and bathrooms.





FOR SALE FREEHOLD

The property is a particularly handsome, detached former Dower House in the Georgian Regency style. The interior of the house remains largely intact to provide very comfortably proportioned family accommodation with four reception rooms, six bedrooms and a superb kitchen breakfast room with handmade units, polished granite worktops and four oven Aga.

The property occupies a splendid rural location enjoying peace and tranquillity

but is not isolated. From the country lane tall imposing stone pillars provide an impressive entrance from which the gravelled driveway leads to the western side of the house with a circular lawned area and giving access to the detached double garage.

The front of the house is dominated by a full width gravelled terrace interspersed with shaped lawns, well maintained box and central granite steps leading up to a beautiful area of lawned garden and ha-ha from which there are views over adjoining

farmland. The property has a very special feeling and is a quite remarkable family home in an immensely desirable location. The original panelled front door opens through an entrance hall, into an impressive reception hall with fine cantilevered turning staircase leading up to the long part-galleried landing. The reception hall and inner hall run almost the entire width of the house with original stone flooring, understood to have come from Trelowarren Chapel and reputed to be of 14th Century origin. The dual aspect drawing room is beautifully proportioned with shuttered

windows either side of a fine open fireplace and with a wide tall bay looking out to the gardens and grounds at the front. Off the drawing room is a good sized library again with fine marble fireplace, shuttered sash windows and fitted bookshelving. The magnificent dining room exudes character with original cornicing and with a huge granite fireplace with sarcophagus grate and copper hood over – a truly wonderful room for entertaining. The main reception rooms are further served by a large sitting room/playroom with fine octagonal mullioned shuttered windows, a study off the drawing room, a rear staircase, laundry room and rear hall together with a cloakroom/ wc, larder and game larder. Beyond the dining room is a superb triple aspect kitchen breakfast room with handmade wall and base units, polished granite worksurfaces and with a white four oven Aga.

The fine turning staircase leads up to a long landing off which is a good sized master bedroom with en-suite bathroom. There are four further bedrooms served by two bathrooms and a well appointed separate shower room.

From one of the bedrooms there is a doorway through to the self-contained guest wing or staff annexe which comprises, bedroom with en-suite shower room and separate wc, fitted kitchen and sitting room with double doors opening onto the south facing balcony overlooking the front garden. The guest wing has its own separate stable door entrance overlooking the part walled long garden.

For those in search of an enchanting family home in a lovely peaceful location an immediate viewing of the property is unhesitatingly recommended.





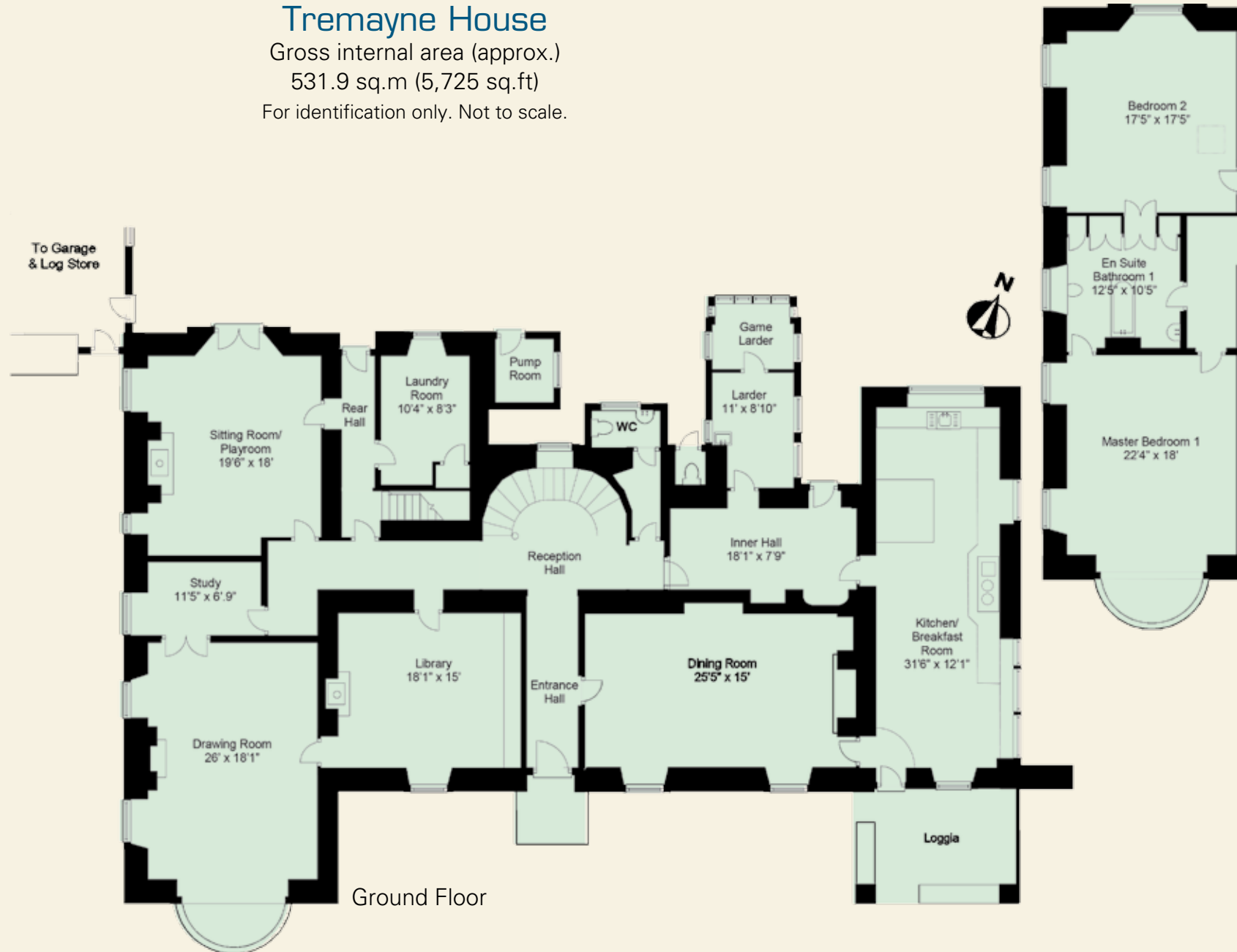


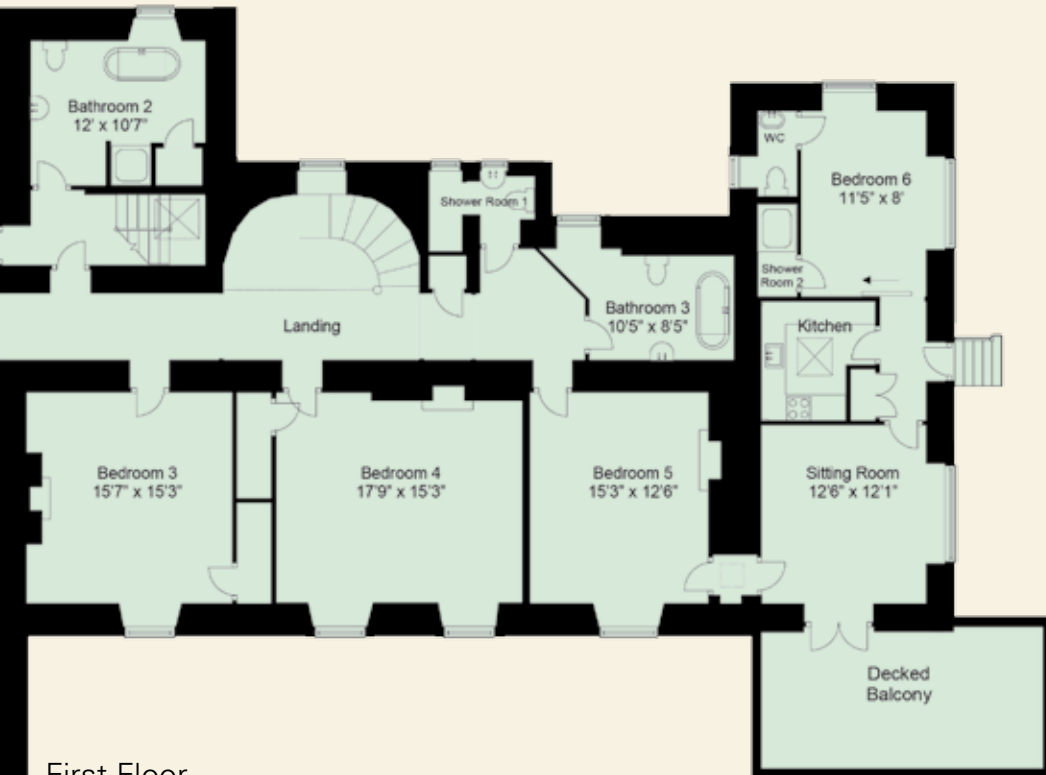
Tremayne House

Gross internal area (approx.)

531.9 sq.m (5,725 sq.ft)

For identification only. Not to scale.





First Floor

Annexe Wing



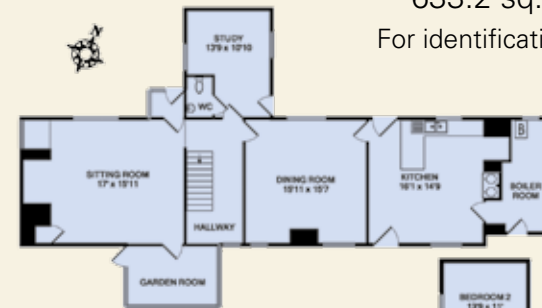
Farm House and Barns
Lot 2

Tremayne Farmhouse and Barns

Gross internal area (approx.)

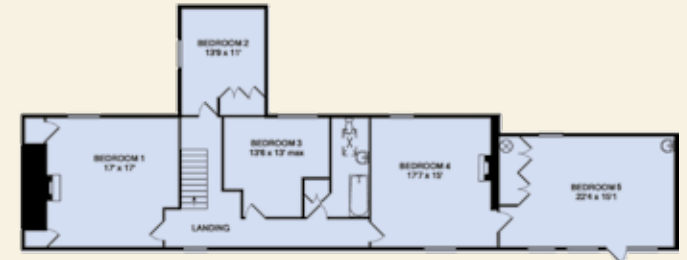
633.2 sq.m (6,816 sq.ft.)

For identification only. Not to scale.



Farmhouse Ground Floor
Approx. Floor Area
118.0 sq.m (1,270 sq.ft.)

Farmhouse First Floor
Approx. Floor Area
132.7 sq.m (1,428 sq.ft.)



The Barn Ground Floor
Approx. Floor Area
133.0 sq.m (1,432 sq.ft.)

The Studio
Approx. Floor Area
53.7 sq.m (578 sq.ft.)



The Barn First Floor
Approx. Floor Area
128.1 sq.m (1,379 sq.ft.)

Trepiggie
Approx. Floor Area
67.7 sq.m (728 sq.ft.)



Farm House
Lot 2





GARDENS AND GROUNDS

The setting of a house is invariably its most important attribute and this is certainly the case at the property. The gardens which are carefully planned comprise a level lawn leading to a ha-ha overlooking adjoining farmland. The long garden to the east of the house is partly walled and designed more formally into four 'rooms' all shielded by tall, well maintained hedging. There is an enclosed rear garden to the north west side of the house with access along the back of the property to the formal long garden.

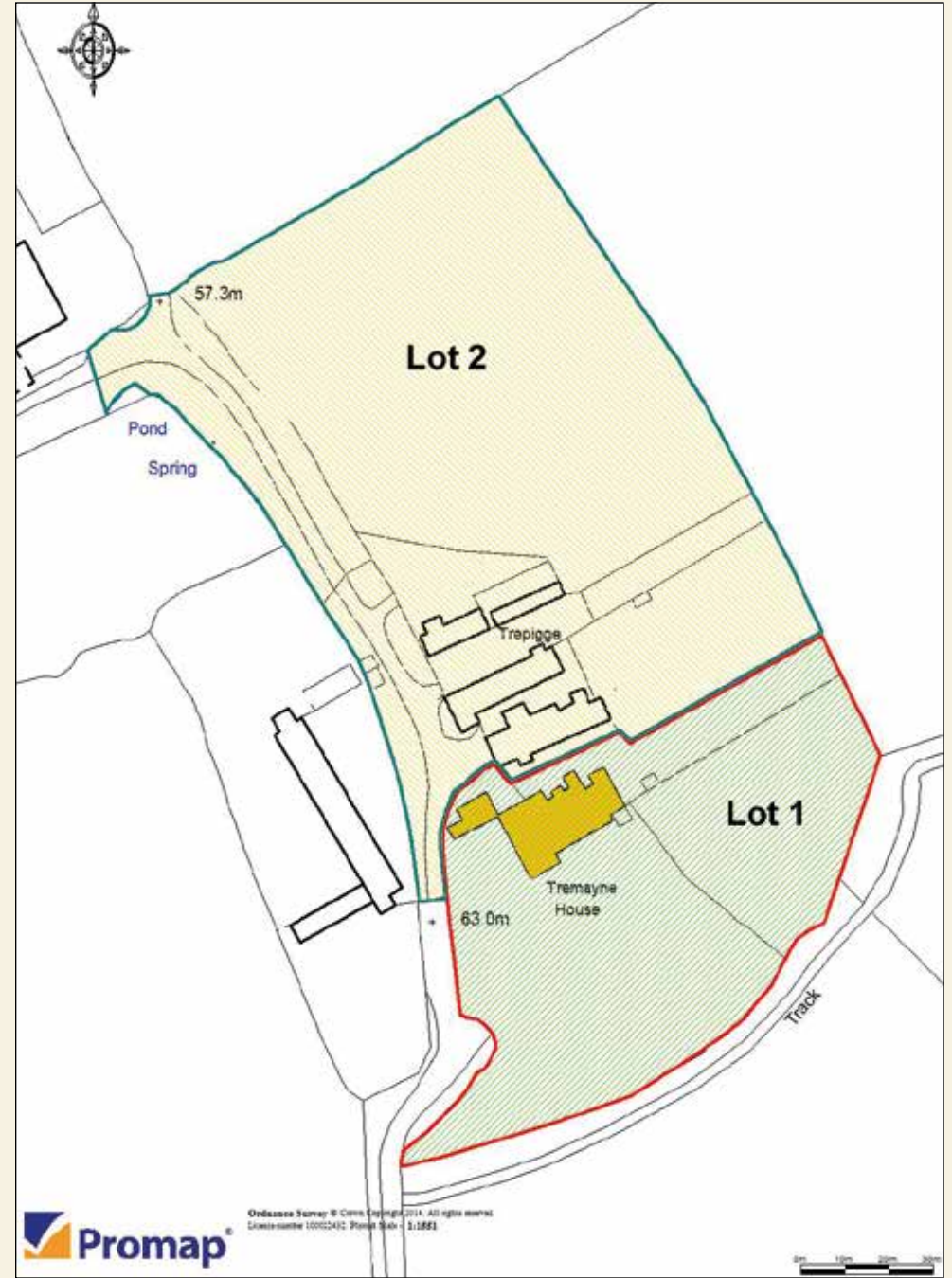
To the eastern side of the house a flight of steps lead up to a superb water feature including an outdoor swimming pool. This features a changing pavilion with timber decking surround to a superb raised fireplace with granite plinth, columns and lintel. To the rear of the changing pavilion are productive fruit trees, with the gardens totalling about $1\frac{2}{3}$ acres.

TREMAYNE FARMHOUSE AND BARN

Tremayne Farmhouse is found to the rear of Tremayne House and is a granite and random stone built 4/5 bedroomed period farmhouse of about 3,000sq.ft. The house is filled with character including fireplaces, multi pane windows, flagstone floors, period doors and much more besides. Although the house has not been inhabited recently it appears to require only moderate updating to transform it into a substantial period home that would complement Tremayne House extremely well.

To the north of the farmhouse is an equally impressive two storey stone barn that also appears to be in a good state of repair with large rooms on the ground floor including beamed ceilings, cobbled floors and well preserved walls with multi pane windows. The first floor has been used as storage and studio space with the stone walls being painted white under vaulted ceilings with exposed roof timbers. To one end are glazed doors to a Juliet balcony off a large room which also has a woodburning stove and to the other end are further very usable rooms, again with glazed doors to another Juliet balcony overlooking the gardens. On the other side of a yard are further single storey stone and brick outbuildings, one with a large amount of glazing is used as studio and workshop space and the other is partially converted with a kitchenette, bathroom, a living room with woodburning stove and a division creating two rooms out of the main open-plan space. This barn is almost immediately usable as a self-contained cottage, subject to any necessary consents. The farmhouse and barn have enormous potential for conversion into holiday rental units in this extremely beautiful and unique setting, with access to Tremayne Quay which would prove exceedingly enticing to holidaymakers, of course this is subject to all necessary consents being obtained.

In addition to the garden at the side of the farmhouse and barn there is an approximate 2 acre paddock to the north which has been sub-divided with post and rail fencing with a small yard in front of recently constructed high quality stabling with a separate tack room and hay barn. In addition Tremayne Farmhouse also owns the access lane that runs beside its land which totals about $3\frac{1}{3}$ acres.





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GENERAL INFORMATION

VIEWING – Strictly by prior appointment through:
 Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro,
 Cornwall, TR1 2PE. Telephone: (01872) 273473.
 Facsimile: (01872) 273474.
 Website: www.waterfrontandcountryhomes.com
 E-mail: sales@lillicrapchilcott.com

POST CODE – TR12 6DA.

SERVICES – Mains water, private well supply to pool and separate garden irrigation system, mains electricity, private drainage, oil central heating, shared waste water treatment works. Electricity and plumbing connected to the farmhouse and outbuildings. For Council Tax see www.mycounciltax.org.uk.

FIXTURES AND FITTINGS – Only those mentioned in these sales particulars are included in the sale. All carpets are included. All others such as curtains, light fittings, garden ornaments etc. are specifically excluded but may be available by separate negotiation.

DIRECTIONS – (please do not necessarily rely upon satellite navigation). From Helston take the A3083 passing RNAS Culdrose and at the roundabout at the far corner turn left taking the B3293 towards St Keverne. At the next roundabout proceed straight over into Mawgan and drive through the village and out into countryside until reaching St Martin. Pass the school on your right hand side and 100 yards further turn left signed to Mudgeon. Turn left at the crossroads and after 200 yards turn right opposite a gate. After about ½ a mile the entrance to Tremayne House is on the right hand side between two huge granite gate piers

RIGHT OF WAY – Tremayne House and Tremayne Farmhouse are sold with the benefit of full vehicular and pedestrian access for recreational use to Tremayne Woods and Tremayne Quay on the southern bank of the Helford River.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).

PHOTOGRAPHS – The photographs contained in the brochure where taken at various dates.



THE CORNWALL ESTATE AGENT

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