

# NANSIDWELL FARM



*Wonderful collection of National Trust buildings overlooking Falmouth Bay*







# NANSIDWELL FARM

OLD CHURCH ROAD • MAWNAN SMITH  
FALMOUTH • CORNWALL TR11 5HU

*A former farmhouse and stone buildings in a sublime setting*

Mawnan Smith – 0.7 miles • Helford River – 1.7 miles  
Falmouth – 6 miles • Truro – 13 miles  
Newquay Airport – 32 miles  
(All distances are approximate)

Main house with three bedrooms

One bedroom annexe

Further detached two bedroom cottage

Grade II Listed

Idyllic coastal setting

National Trust lease with 76 years remaining

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Your attention is drawn to the important notice on the last page of the text



## SITUATION

Nansidwell Farm is situated within an idyllic Area of Outstanding Natural Beauty that is located approximately half a mile to the south of Mawnan Smith between the north side of the Helford River and Falmouth Bay.

The nearby Helford River is one of the most beautiful and unspoilt rivers in Cornwall, with its deep sheltered valleys, ancient oak forests and hidden creeks that cut inland along this sheltered part of the South Cornish coast. There are still many small quays on the creek and a pedestrian ferry links the north and south banks. The safety and seclusion of the Helford River has much to do with its situation within an Area of Outstanding Natural Beauty and it was renowned



as a haven for pirates inspiring many writers, notably Daphne du Maurier and her novel Frenchman's Creek.

Today, the Helford River continues to offer safe swimming and sailing facilities and a second natural harbour from which to explore the coast, much of which is owned and protected by the National Trust. The area has a climate suitable for many sub-tropical plants such as those in the nearby gardens of Glendurgan and Trebah.

From the property there are fabulous coastal walks to be enjoyed to Rosemullion Head and around to the Helford River or along the coast to the beautiful sandy beach at Maenporth.

The village of Mawnan Smith provides village shops, doctors' surgery,

Italian restaurant, hairdressers, the Red Lion Inn and two churches. There is a more extensive range of shopping and commercial facilities available in Falmouth and Truro with a direct rail link to London Paddington from Truro.

For the sports enthusiast there are five 18-hole golf courses within 20 miles, the nearest being at the Budock Vean Hotel. Water sports such as wind surfing and water skiing are available on the waterfront at Helford Passage. The sailing facilities of the area are second to none: the Helford River, Falmouth Bay and the River Fal (Carrick Roads) offer some of the finest day sailing waters in the UK with excellent yachting facilities including the Royal Cornwall Yacht Club and three marinas.







## THE PROPERTY

Like something out of Poldark, Nansidwell Farm is a gorgeous collection of stone buildings in a truly idyllic rural setting above the sea. The very special Grade II Listed mellow stone farmhouse and barns were originally improved and enlarged between 1580 and 1620 during the 'great rebuild' and believed to be one of the oldest buildings in Mawnan parish.

The gorgeous house is tucked away at the end of a private drive and has been sympathetically restored and extended over the years to provide comfortable well presented accommodation with a delightful well stocked garden and enjoying some superb views down the valley towards Falmouth Bay.

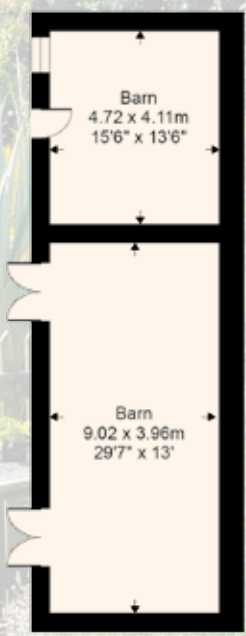
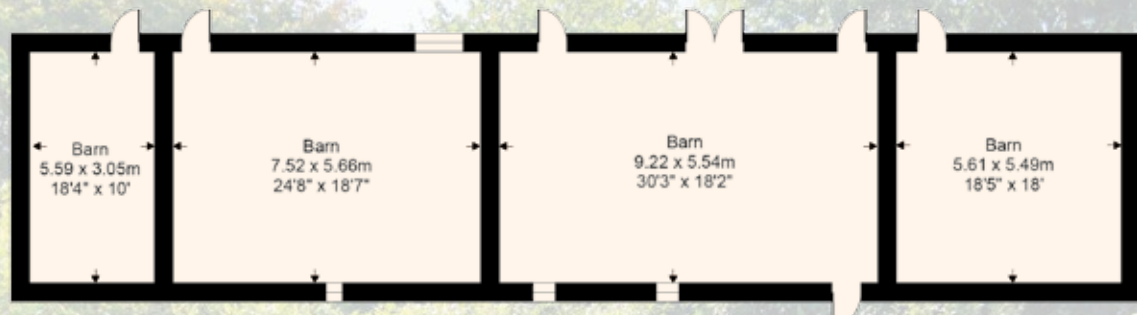
On the ground floor there is a dual aspect kitchen/breakfast room with doors off to the large sitting room, and separate garden/dining room. The sitting room has a feature fireplace and door out to a raised terrace whilst the delightful light and airy dining room has double doors to the gardens. There is also a useful utility area and separate WC on the ground floor. The first floor comprises three bedrooms (one en-suite), a shower room and bathroom.

Apple Cottage immediately adjoins the main farmhouse and is connected to it by way of a door which is currently sealed to the side of the fireplace. More conventionally Apple Cottage has its own separate entrance and is itself very well presented comprising open-plan ground floor sitting room and kitchen with an attractive staircase with exposed curved stone walls leading up to the bedroom with en-suite shower room. The cottage has been successfully let and produces excellent levels of occupancy.

South Barn is also currently used for holiday lettings. The two bedroomed converted barn is appointed with a central reception room and has delightful sea views. The ground floor comprises two useful storage barns and the neighbouring North Barn, which has not been converted, has potential scope as it previously has had planning and Listed Building consent for conversion.

The setting is the stuff that dreams are made of in a very highly regarded area.





South Barn: Ground Floor

South Barn: First Floor

### NANSIDWELL FARM

Gross internal floor area (approx):  
 271.7 sq m / 2925 sq ft (includes Cottage)  
 Outbuildings: 268.1 sq m / 2886 sq ft

For identification only - not to scale



South Barn



South Barn



Apple Cottage



Apple Cottage

## THE NATIONAL TRUST

Owned by The National Trust along with the surrounding coastline, Nansidwell Farm is to be sold with 76 years remaining of a National Trust lease and therefore represents a very special opportunity for those wishing to live in a gorgeous farmhouse, in an idyllic location with outbuildings and holiday-letting income and with wonderful views across Falmouth Bay.

## GARDENS AND GROUNDS

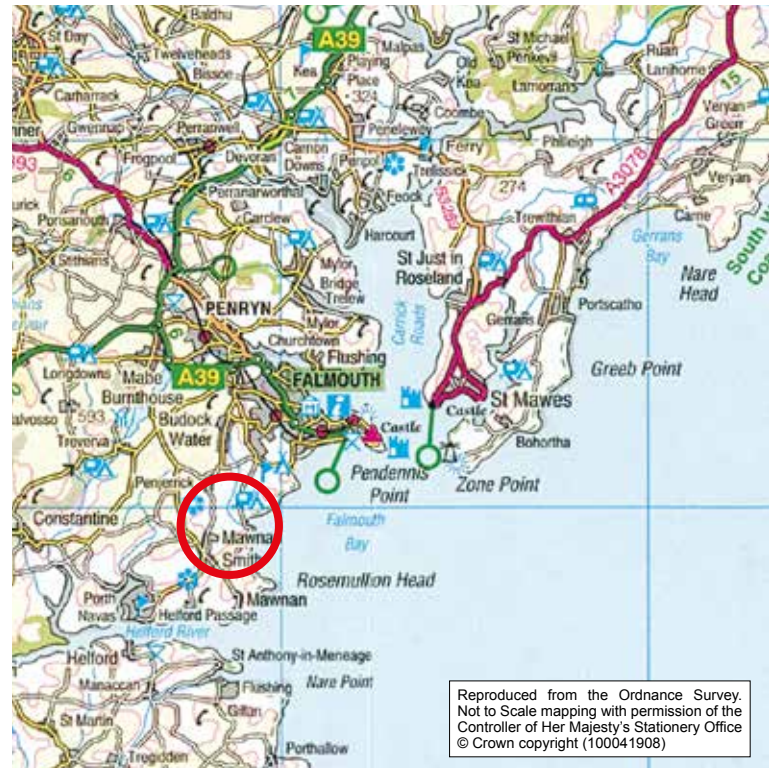
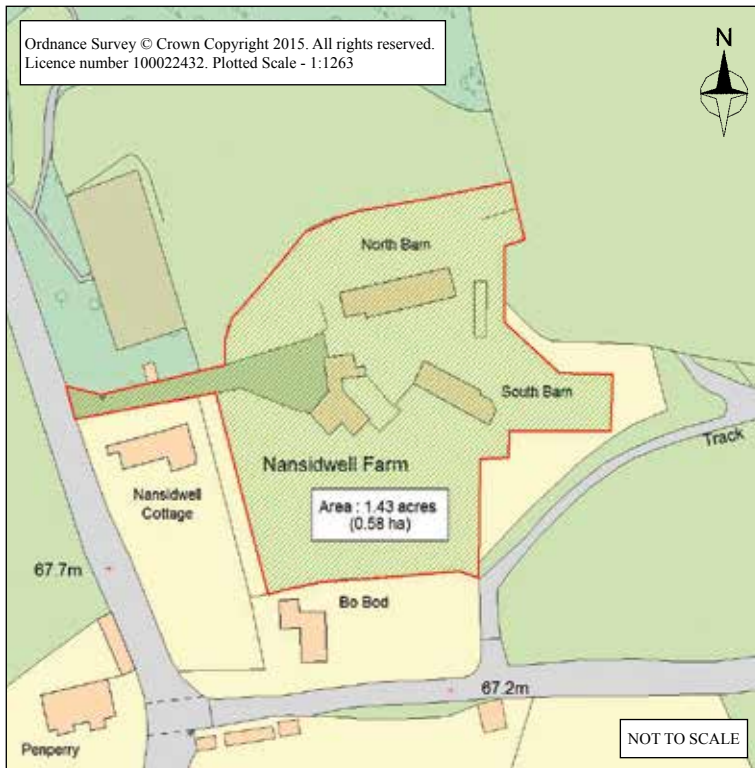
Nansidwell Farm is set amidst well stocked gardens and grounds of almost 1 $\frac{3}{4}$  acres. A private drive culminates at the side of the main house and provides ample parking for several vehicles. The mature gardens immediately beside the main house are well stocked with an array of shrubs and plants which provide colour and interest throughout the seasons.

To the western side of the house is an upper garden with fruit trees which continues around to the southern side of the house. Both North and South Barn are located to the east of the main house and are divided by an area of lawn through which there are wonderful views. Towards the eastern boundary is the old piggery with a sitting out terrace which enjoys perhaps the very best of the far reaching views down over National Trust land and across the sea towards St Anthony Lighthouse.









## TENURE AND POSSESSION

Nansidwell Farm is offered for sale leasehold with the residue of a 99-year National Trust lease which started on the 29th September 1991 (the expiry of the lease is 29th September 2090 – there are therefore 76 years remaining). The current ground rent is £260 per annum and our clients (for 2015) paid £828.80 for the National Trust insurance.

## SERVICES

Mains water and electricity. Private drainage (septic tank). Oil fired central heating.

## VIEWING

Strictly by appointment with Savills.

## DIRECTIONS

From the square in the centre of Mawnan Smith, take the coast road to Maenporth and Falmouth. Upon leaving the village, turn right to Old Church Road on a sharp left hand bend. The entrance to Nansidwell Farm is a short distance along on the left hand side.

## FIXTURES AND FITTINGS

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

## IMPORTANT NOTICE

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15/09/XX SG



