



**STAGS**

Mellangoose Mill

# Mellangoose Mill

Sithney, Helston, TR13 0RS

Helston ½ mile Porthleven 2 miles Praa Sands 5 miles

- Ideally Situated
- A Quality Residence
- House c.2,640 sq ft (gia)
- Detached Holiday Cottage
- Useful Outbuildings
- Beautiful Grounds
- Total about 3/4 of an Acre

**Guide price £635,000**

## SITUATION

Situated among pastures and woods in the unspoilt and attractive Trevarno Valley, Mellangoose Mill is individually situated away from, but only about ½ mile to the west of Helston. Helston, renowned for its annual Flora Day, offers a range of everyday facilities and amenities including shopping, banking, good primary and secondary schooling, recreational and leisure facilities. The historic port of Porthleven with its award winning restaurants is about 2 miles to the southwest and all along the south coast are sandy beaches and scenic coastal walks.

## AN HISTORICAL NOTE

Mellangoose means The Mill in the Woods. It is believed to be the oldest mill in the Helston area, recorded in 1486. It is one of seven in the Trevarno Valley and the only one to grind white flour (the others were tucking or feed mills). It has not worked since the end of the 19th century. Its stones, still visible in the garden, are of a rare kind, being of Cornish granite - most Cornish mills had a finer grained Breton stone. The iron wheel was taken in support of the war effort during the last war and the leat (dry for nearly half a century) which fed the wheel also powered tin stamps at Mellangoose Farm 200-300 yards upstream.

## DESCRIPTION

The approach to Mellangoose Mill is via a granite pillared gateway opening to an attractive stone chipped entrance driveway/car parking and turning area. In brief, Mellangoose Mill offers to the market a well situated country property which includes a superb country house finished to the highest of standards, detached holiday restricted cottage, a range of useful outbuildings and the most attractive gardens and grounds.

## THE HOUSE

The house stands in a south-east facing position and offers quite delightful accommodation which nicely blends the original character and charm of the property with modern day living standards. The accommodation is light and



An outstanding four bedroom country house, two bedroom holiday cottage, array of outbuildings & delightful grounds





spacious. The accommodation and room layout, which is shown on the attached floor plan, extends to about 2,640 sq. Ft. (GIA).

On the ground floor is a useful Side Entrance Hall with access directly through to a fine Kitchen and Dining Room with comprehensive range of high quality units including a modern Aga, induction hob, Franke glass sink, further electric oven, bespoke solid timber worktops, island unit and a walk-in Pantry and natural slate flooring. Adjoining is a fine Garden Room with large glass windows to three sides, solid oak flooring, stylish modern wood burning stove and discreet aluminium radiators. Off the Garden Room is a Utility Room, with garden Cloakroom, and to complete the ground floor is a Sitting Room with original inglenook fireplace.

On the first floor are four double Bedrooms three of which are in the original part of the house and the other being a superb Master Bedroom over the Garden Room extension, with French doors to private outside screened Balcony. The En Suite Bathroom is of a modern suite design with skylight over and which also acts as a Jack and Jill Bathroom from the landing. Bedroom 2 has an En Suite which again is beautifully presented.

### THE OLD DAIRY

Situated to the west of the Entrance Drive, The Old Dairy is a detached holiday letting cottage which benefits from a separate access from the public lane to its own car parking and turning area for a number of vehicles. The well presented accommodation includes a Kitchen/Living Room, two Bedrooms and Bathroom.

### THE GARDENS AND GROUNDS

To the front is an area of level lawn garden with Cornish hedge borders and to the rear an impressive and expansive area of mainly lawn garden with a variety of mature plants, shrubs and tree standards. To the rear of the outbuildings is a large vegetable garden with raised beds.

In total, Mellangoose Mill extends to about three quarters of an acre.

### THE OUTBUILDINGS

There are a number of attractive and useful outbuildings accessed from the driveway and which include an Outshed/Stables with light and power and currently divided, each with stable style door access; an Outbuilding divided into Store Areas; an open-fronted two-bay Cartlinhay/Car Port and adjoining enclosed further Store about 17'4" x 10'9".

### VIEWING

Strictly by prior appointment with Stags Truro office on 01872 264488

### DIRECTIONS

From Truro take the A39 towards Falmouth and continue on the A394 towards Helston. On reaching the roundabout, go straight over staying on the A394 towards Penzance and continue through a series of roundabouts following the directions towards Penzance. Pass Helston Diesel on the right-hand side and drive up the hill away from the town. On reaching the brow of the hill, take the FIRST turning on the right towards Lowertown and Mellangoose. Drive down into the valley and Mellangoose Mill is found on the left-hand side at the bottom of the hill.

### SERVICES

Mains electricity and water connected. Private drainage. Oil fired central heating. Telephone and TV points.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

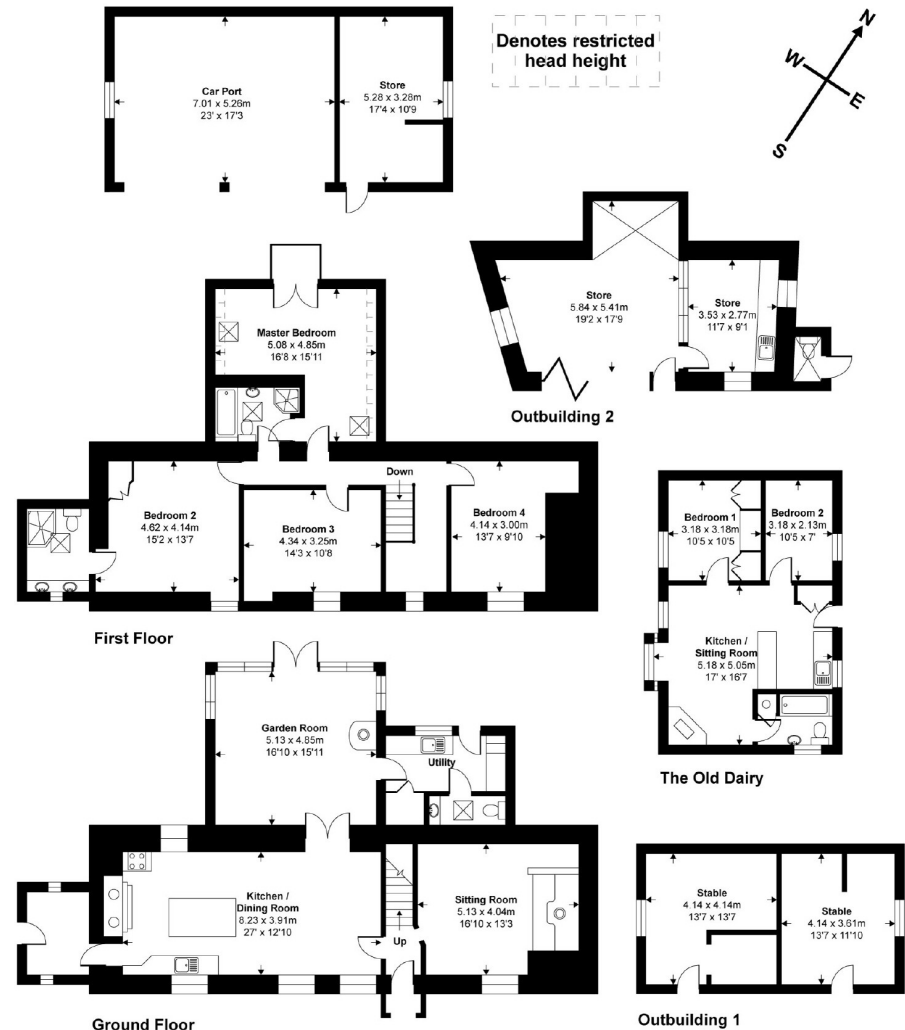
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Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
92-100	<b>A</b>		91
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	53	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area  
245.2 Sq Metres 2640 Sq Ft (Excludes Restricted Head Height, Outbuilding & Includes Annexe)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale