



Goonwinnow  
Farm







# Goonwinnow Farm

St Newlyn East, Newquay, Cornwall TR8 5JD

Truro 9 miles • Crantock 6 miles • Watergate Bay 10 miles • Falmouth 20 miles

An attractive holiday cottage complex set in an accessible rural position with fabulous pastoral views

Impressive restored farmhouse and four spacious holiday cottages with surrounding grounds, paddocks and a superb agricultural building with American barn style stables

- Character four bedroom farmhouse (potential for annexe)
- Four well appointed cottages sleeping between four and eight
- Garaging
- Games room with sauna
- Landscaped grounds
- Paddocks
- Portal frame building with three American stables

**In all around 7.5 acres**

For sale by Private Treaty

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## Situation

Goonwinnow Farm stands amidst rolling open countryside between the cathedral city of Truro and the rugged north coast, with the A30 less than 1.5 miles away. It is an ideal location from which to explore Cornwall, lying only 6 miles or so from a number of fine surfing beaches, including Holywell Bay, Crantock, Fistral and Watergate Bay (just north of Newquay), which is home to Jamie Oliver's award winning restaurant "Fifteen Cornwall", together with the Extreme Academy. Other popular attractions in the area include the National Trust owned Treice, the Lost Gardens of Heligan and the Eden Project.

The altogether softer south coast is around 15 miles distant, with access to some of the finest day sailing waters in the County and a plethora of maritime facilities.

Truro is approximately 9 miles distant, and now forms the commercial heart of the County with an extensive range of commercial, professional, shopping and entertainment facilities. There are private schools around the City, whilst in the centre, there is a flagship Marks and Spencer store, multi-screen cinema and the Hall for Cornwall Theatre. There is a main line railway station in Truro, linking with London Paddington, and Newquay Airport on the north coast, has a number of scheduled domestic and international flights.

Goonwinnow Farm is situated between the traditional villages of Mitchell and St Newlyn East, both of which have a pub. The latter also has a village store, butcher, post office, primary school, church and cricket and football clubs.

## The Property

Thought to date from the mid-19th Century, Goonwinnow Farm was originally farmed by the Trethewey family and included a watermill, which continued to operate until the 1950's. Indeed, the over-shot waterwheel is still in existence and a delightful feature of Wheel House.

The attractive courtyard of traditional buildings was converted into holiday cottages, in particular Mill House, Wheel House and The Stables, whilst The Piggery was later constructed to form the fourth cottage. This pretty cluster of buildings stands to the east of the farmhouse, together with the games room and garaging.

The main farmhouse stands at the heart of the farmstead, with a broad fronted, exposed stone facade, complimented with brick detailing under a natural slate roof. The property offers spacious and beautifully presented accommodation, including the magnificent bespoke family kitchen, David Salisbury conservatory and the character sitting room. Further potential may exist to create an annexe (subject to consent), if required.

Approached over a private, tree lined driveway, the farmhouse and cottages are surrounded by around 7.5 acres of landscaped gardens, grounds and paddocks, all of which enjoy delightful views. An independent driveway leads to the west of the main residence where there is ample parking and a superb, recently constructed agricultural building, with American barn style stables.







## The Farmhouse

Thoughtfully renovated, this character home blends traditional features with a high level of appointment, clearly evident with the bespoke kitchen and aforementioned David Salisbury conservatory.

The house is entered to a **reception hall** where there is access to a **study**, **cloakroom** and **reception rooms**. The splendid **kitchen**, which includes cream units, granite work surfaces and a handsome Aga, opens directly into the **conservatory**, from where there are fabulous rural views. Completing the ground floor are the spacious **dining room** with feature Cornish range and the **sitting room** with exposed beam ceiling and wood burning stove, set in to a granite fireplace.

A separate wing of the house includes the **boot room**, **laundry** and **games room/office**, where there is potential for an annexe to be created.

To the first floor are **four bedrooms**, the master and guest bedrooms with **en-suite facilities**, plus a **family bathroom**.

## The Cottages

All cottages offer extremely comfortable guest accommodation, incorporating a number of original features including exposed roof timbers. All benefit from oil fired central heating and double-glazing and have their own seating area or garden, together with parking nearby. Wheel House and Mill House each have their own hot tub, whilst The Piggery and The Stables share one.

**The Piggery (Sleeps 4):** A detached, single storey cottage, featuring a spacious **open plan living area** with wood burning stove and French doors opening to a sizeable, balustraded sun deck, which enjoys magnificent views. There are **two bedrooms**, one twin and one double, together with a **bathroom**.

**The Stables (Sleeps 4):** Again, a single storey cottage with a split level **kitchen/dining room**, opening on to a delightful **sitting room**, with wood burning stove and French doors opening to an enclosed small garden. There are **two bedrooms**, one twin and one double, together with a well-appointed **bathroom**.

**Mill House (Sleeps 8):** A spacious, two storey cottage, that is attached to the Wheel House. On the upper level is a spacious **open plan living area** with high vaulted ceilings and handsome exposed roof timbers. Also at this level is a **twin bedroom** and **shower room**. On the lower ground floor level are found **three further bedrooms**, two doubles and a bunk room, together with a **shower room** and **bathroom**.

**Wheel House (Sleeps 8):** Again at upper ground floor level is a spacious **open plan living area**, with high vaulted ceiling and exposed roof timbers, together with a well-appointed **shower room** and **double bedroom**. On the ground floor are **three further bedrooms**, a double, a twin and a bunk room, together with a **cloakroom** and separate **shower room**.



## Ancillary Buildings and Outbuildings

To the east of the farmhouse is an attractive, gravelled, courtyard with an 'L' shaped stone and slate **outbuilding**, divided into a **workshop**, **garaging** and **games room**, complete with **WC** and **sauna**.

To the west of the main farmhouse is a substantial, recently constructed portal framed **agricultural building** by Mole Valley, within which the vendors have constructed three **American barn style stables**, again, of the highest quality.

## The Grounds

Goonwinnow Farm has a most attractive driveway approach, which descends to the farmstead, adjacent to which there is a **store**. The driveway splits in front of the farmhouse, leading to the cottages, or alternatively to the west of the farmhouse where there is an extensive stone chipped yard area with ample parking for numerous vehicles. From here steps lead down to the delightful, well stocked and beautifully maintained garden, with areas of lawn, paved terraces and another hot tub. To the rear of the house is an ornamental pond and further areas of lawn.

The surrounding grounds create a delightful ambience for the complex with children's play area and small enclosures.

The sloping paddocks have been skilfully sub-divided with field shelters, whilst to the rear of the main house the lawned grounds extend away from the complex into the valley, where there is an attractive pond with pontoon and summer house.

## The Business

The present owners have continued to run a successful and well regarded holiday business, completing improvements during their tenure. The popularity of the accommodation is reflected in a high level of repeat business which is principally promoted through their own website [www.goonwinnowfarm.co.uk](http://www.goonwinnowfarm.co.uk). Accounts can be made available to interested parties following viewing.

## Wayleaves and Rights Of Way

The land is sold subject to, and with the benefit of, any Wayleaves, Easements or Rights of Way. There are no public rights of way shown on the Ordnance Survey map of the property.

## Services

The farmhouse and holiday cottages are connected to mains electricity and a private water supply from a borehole. Private drainage is to a recently installed aerator system. The farmhouse and cottages each have their own independent oil fired central heating systems.



Wheel House Living Area



The Piggery Living Area





## Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234 100.

## Outgoings

The four holiday cottages have a current Rateable Value of £12,750. The farmhouse is in Council Tax Band F.

## Directions

Proceed to the village of Mitchell and continue past the Plume of Feathers towards St Newlyn East. After approximately 1.3 miles, Goonwinnow Farm will be evident on the right hand side.

## Fixtures and Fittings

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

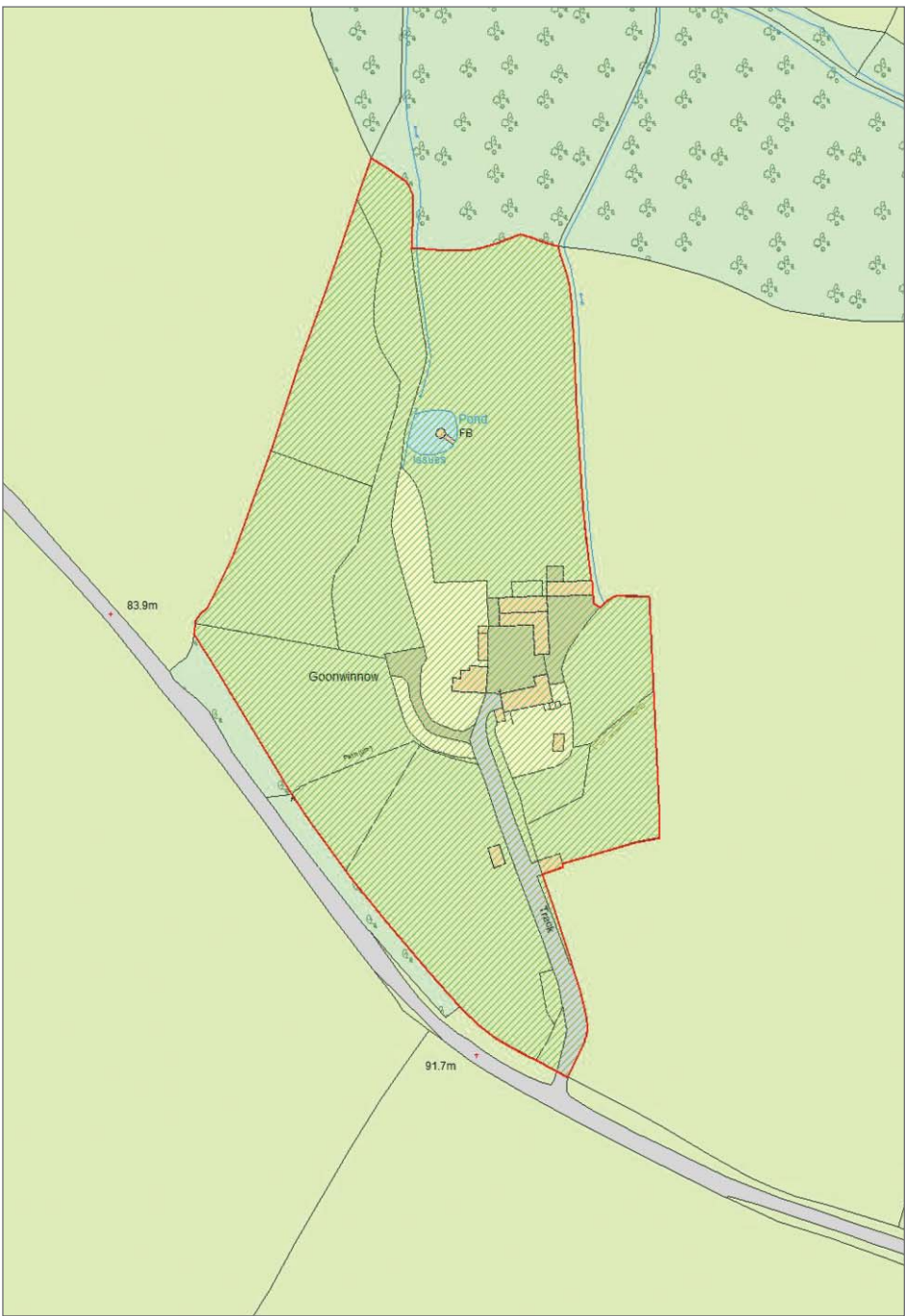
These particulars are a guide only and should not be relied upon for any purpose.







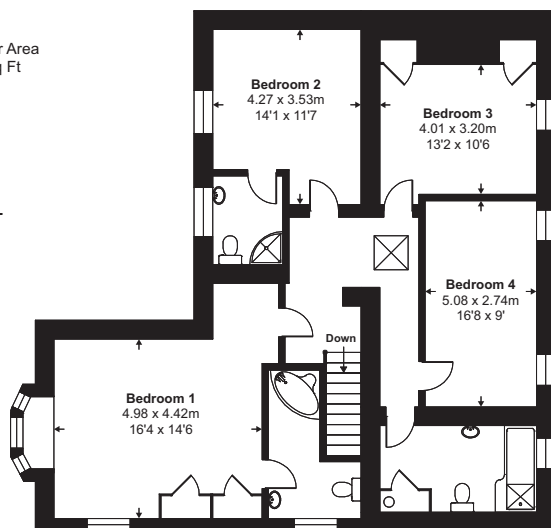






## Farmhouse

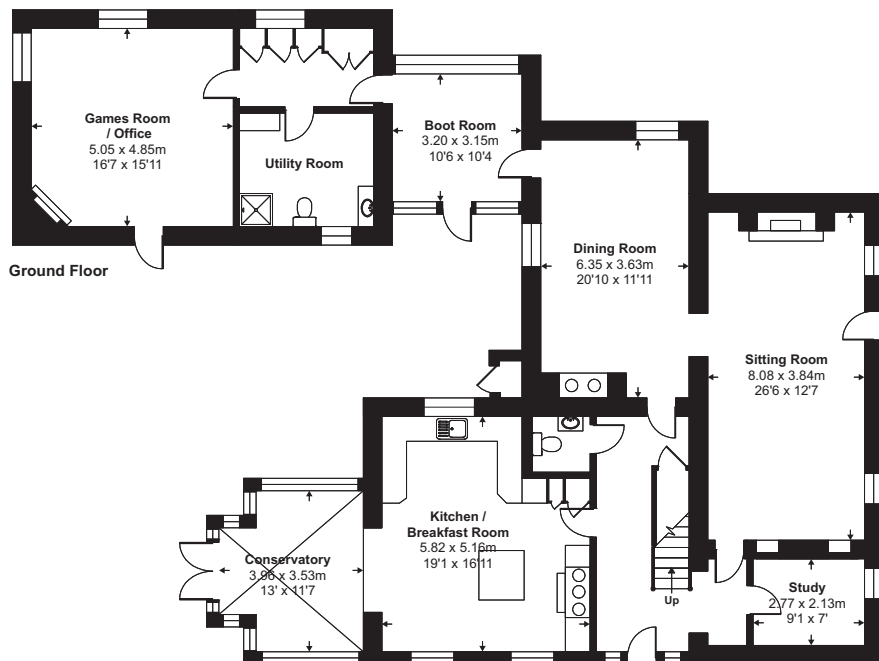
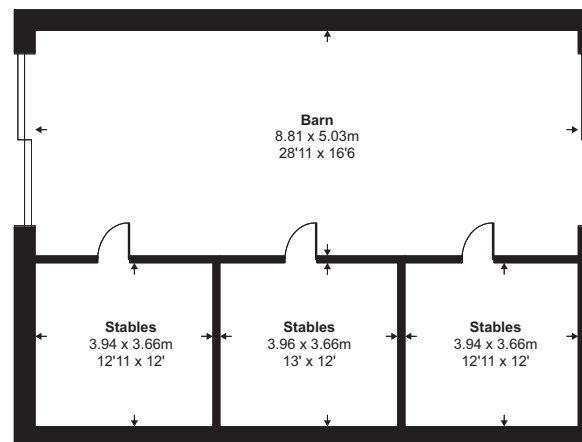
Approx. Gross Internal Floor Area  
295.1 Sq Metres 3177 Sq Ft



First Floor

## Outbuilding

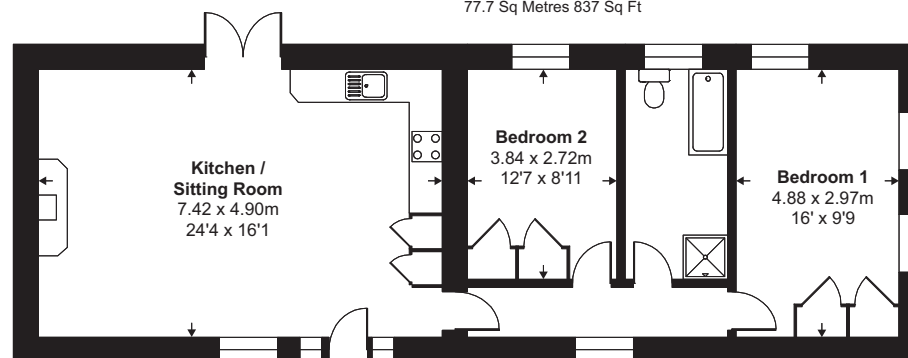
Approx. Gross Internal Floor Area  
265.6 Sq Metres 2859 Sq Ft (Includes Outbuilding)



Ground Floor

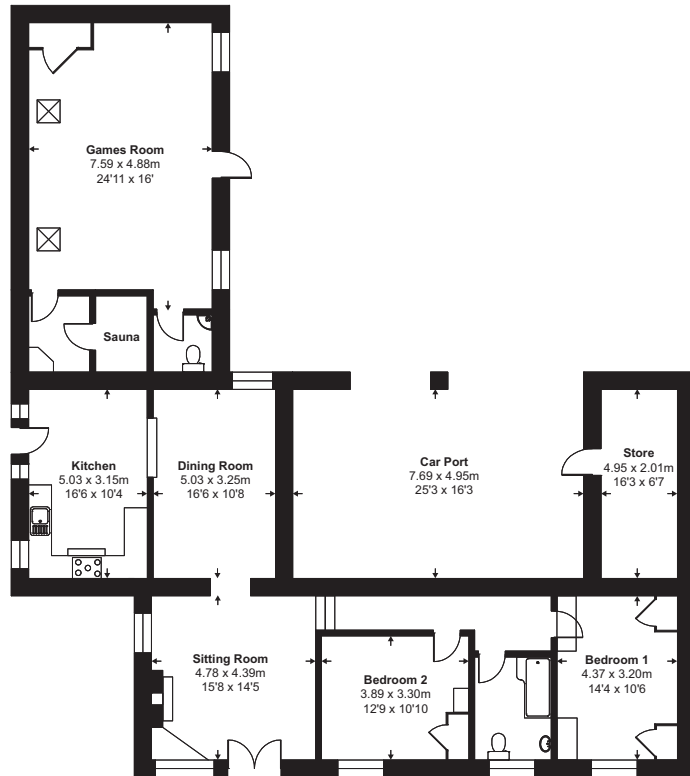
## The Piggery

Approx. Gross Internal Floor Area  
77.7 Sq Metres 837 Sq Ft

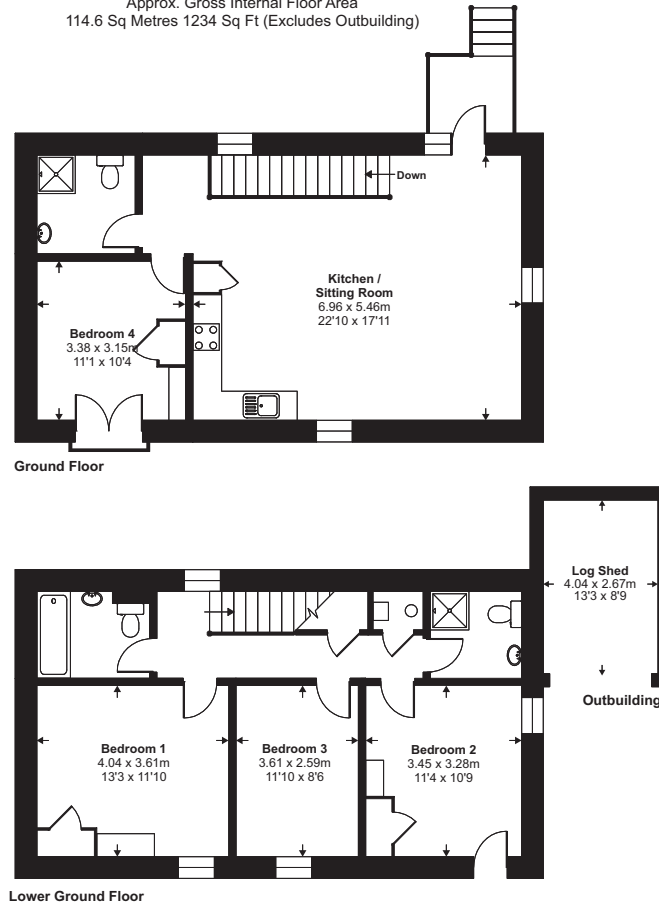




**The Stables**  
 Approx. Gross Internal Floor Area  
 265.6 Sq Metres 2859 Sq Ft (Includes Outbuilding)



**Mill House**  
 Approx. Gross Internal Floor Area  
 114.6 Sq Metres 1234 Sq Ft (Excludes Outbuilding)



**Wheel House**  
 Approx. Gross Internal Floor Area  
 114 Sq Metres 1228 Sq Ft (Excludes Outbuilding)

