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## Court Farmhouse



Truro - 9 miles Falmouth - 7 miles  
Porthtowan - 7 miles

**A handsome former farmhouse set in the heart of this sought after village alongside the parish church amidst delightful walled gardens**

- Attractive village location
- Period former farmhouse
- 2 Reception rooms
- Kitchen/breakfast room
- 4 Bedrooms
- Bath and shower rooms
- Driveway parking
- Mature surrounding gardens

**Guide Price £595,000**

### **SITUATION**

Court Farmhouse nestles in the heart of this pretty rural village alongside the Parish Church. Gwennap Churchtown is a Conservation Area, part of a World Heritage Site and in the 18th and 19th Centuries when tin and copper mining was at its peak, the area was regarded as the "Richest square mile in the old world".

Around 7 miles from both coastlines and readily accessible to Truro, Falmouth and the A30, this central position makes the Gwennap area particularly desirable. The north coast has great sandy surfing beaches (with the nearest at Porthtowan) whilst the south has the sailing/boating waters of the Carrick Roads at Falmouth or Mylor Yacht Harbour.

The nearby rural village of Frogpool offers The Cornish Arms public house and Cusgarne Primary School is readily accessible. Approximately three miles distant is the village of Perranwell Station, which provides a range of amenities including general stores/post office, The Royal Oak and primary school. There is also a branch line railway station connecting with the mainline station at Truro, which in turn connects with London Paddington.

The Cathedral City of Truro lies approximately nine miles distant and is a vibrant shopping centre with many national retailers represented. There is also a variety of well established local stores, indoor and outdoor markets, cobbled streets and alleyways which give this City its unique character.

### **THE PROPERTY**

Offered to the market for the first time in around 20 years, Court Farmhouse is a handsome detached period residence standing within mature part walled gardens in the very heart of the village. Thought to

have been constructed in the mid 18th Century, the property is not Listed and has an attractive exposed granite facade that face approximately south east.

One enters directly into the dining room, with slate flag floor, open beam ceiling and fireplace inset with a wood burning stove. Both the dining room and adjacent sitting room overlook the front garden and the sitting room also features an open beam ceiling plus granite fireplace with wood burning stove. To the rear of the property is a family kitchen/breakfast room appointed with a range of painted floor and wall cupboards and drawers and integrated appliances. The ground floor is completed by a bathroom, small study and utility room. Rising to the first floor, one finds four bedrooms together with a shower room.

### **OUTSIDE**

The property is approached over a private driveway with parking outside the garden. Undoubtedly the wonderful grounds are a particular feature of this village home and they have clearly been cared for and beautifully planted over the years with the house standing at the centre. To the front is a lawn with sun terrace, pond and established borders. The lawn continues to the western flank and around to the rear with useful outbuildings and further established planting.

### **SERVICES**

Mains water and electricity. Private drainage. Oil fired central heating.

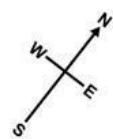
### **VIEWINGS**

Strictly by prior appointment with Stags' Truro Office on 01872 264488

### **DIRECTIONS**

Proceed to the centre of Gwennap and turn left signed towards the Church Hall. Immediately after passing the Church Hall, turn left into the driveway for Court Farmhouse.



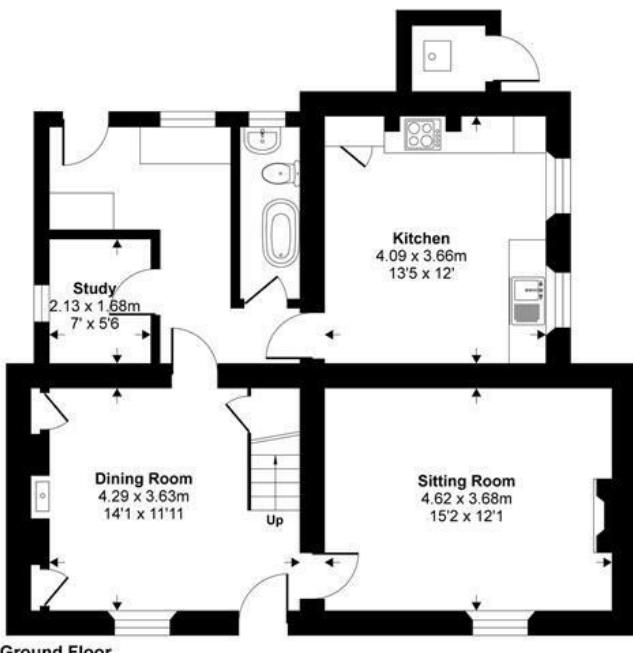
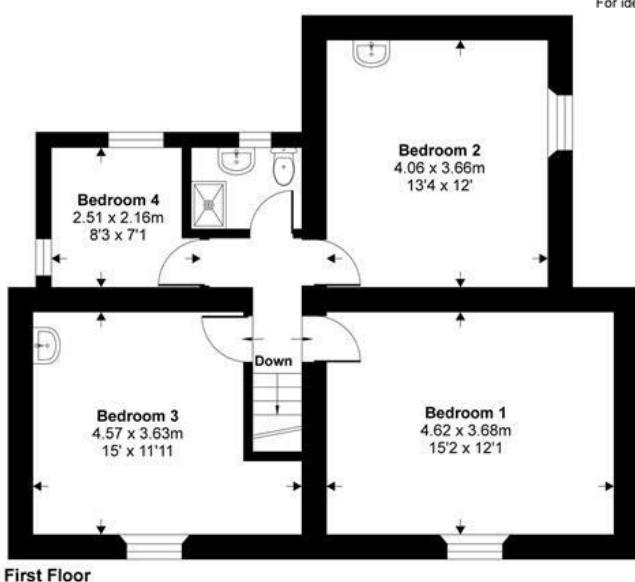


Approximate Area = 1460 sq ft / 135 sq m

Outbuilding = 14 sq ft / 1 sq m

Total = 1474 sq ft / 136 sq m

For identification only - Not to scale

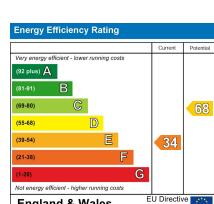


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.  
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These particulars are a guide only and should not be relied upon for any purpose.

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