



M U D G E O N V E A N F A R M

Mudgeon Vean Farm

St Martin in Meneage, Helston, Cornwall
TR12 6DB

Helford Village 3 miles • Helford River 0.5 mile
Helston 7 miles • Truro 24 miles

An idyllic lifestyle opportunity with four holiday cottages and farm buildings set with 44 acres of land in one of the most picturesque areas of Cornwall to the south of the Helford River

- Peace, tranquillity and privacy
- Traditional Listed farmhouse
- Four holiday cottages
- Range of farm buildings
- Established holiday letting business
- 44 acres of ring-fenced land
- Pasture, woodland and orchard
- Private entrance drive
- **For Sale by Private Treaty**





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Cornwall TR1 2PE
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Exeter, Devon EX1 1PR
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Situation

Mudgeon Vean Farm occupies a very beautiful and special location, just south of the Helford River, midway between the picturesque Frenchmans Creek and Tremayne Creek. The unspoilt southern side of the Helford River is, without question, one of the most desirable locations in Cornwall and within walking distance of Mudgeon Vean Farm is the historic Tremayne Quay.

The Helford River forms part of the unspoilt rural area of south Cornwall which extends along the beautiful 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.

The market town of Helston is within easy striking distance and offers a 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. Newquay Airport provides daily scheduled flights to domestic 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 has a pretty church, primary school and the thatched New Inn.

The Lizard Peninsula is also home to many of the most beautiful beaches in Cornwall and Gunwalloe, Poldhu, Kennack Sands, Mullion Cove, Loe Bar, Kynance Cove, Porthleven and Coverack, are all within a short drive.

The Property

Offered to the open market for the first time in over 30 years, Mudgeon Vean Farm is an idyllic 'lifestyle property', approached over its own private

driveway and surrounded by around 44 acres of ring fenced land with no public rights of way.

Centred around a traditional farmstead with attractive Grade II Listed farmhouse, four holiday cottages and a range of outbuildings, Mudgeon Vean Farm has, in recent years diversified with the planting of native cider apple trees on around 2.4 acres of land. Whilst no longer operating (and equipment removed), Helford Creek Apple Juice and Cyder adapted the agricultural buildings for production and bottling.

The land is a mixture of gardens, pasture, orchard and historic broadleaf woodland through which the vendors have created an enchanting woodland walk for guests.

The cottages comprise a pair of attractive semi-detached properties converted from a traditional dairy, a more recently constructed detached single storey cottage and a further converted Listed barn that adjoins the main farmhouse. The cottages will be sold furnished and equipped.

The Farmhouse

Situated on the western side of the farmstead and thought to have been partially rebuilt in the early 19th Century, the main farmhouse is a Grade II Listed residence that benefits from a recently replaced scantle slate roof together with whitewashed elevations graced with wisteria, climbing roses and virginia creeper.

The comfortable accommodation retains a number of traditional features including open beam ceilings, inglenook fireplace and a slate floor in the kitchen. From the pretty garden, a door leads into the dual aspect living area with woodburning stove and oil fired Rayburn. Leading off is the farmhouse kitchen, full of character with timber units and Belfast sink. Completing the ground floor is a study, rear entrance hall, utility, shower room and separate cloakroom. On the first floor are four bedrooms and a bathroom.





Swallow & Swift Cottages



Swift Cottage Sitting Room



Badger Cottage Sitting Room



Valley View Living Area



Valley View

The Cottages

Badger Cottage (Sleeps 4)

Adjoining the farmhouse and also Listed, this charming characterful property is the largest cottage and was converted from a stone barn. Approached into a spacious sitting room with open beam ceiling. This leads into the triple aspect kitchen/dining room with a range of Shaker style units. On the first floor are two bedrooms and a shower room.

Swift Cottage (Sleeps 4)

One of a pair of attractive stone faced cottages on the eastern side of the farmstead. Approached through an entrance porch into an open plan kitchen/living room with open beam ceiling, fireplace and a range of cream Shaker style units. On the first floor are two bedrooms and a bathroom.

Swallow Cottage (Sleeps 4)

Similar in layout to Swift Cottage with open plan living area on the ground floor and two bedrooms and a bathroom upstairs.

Valley View (Sleeps 4)

This detached cottage was constructed in 2014 and comprises a thoughtfully designed and well-appointed cottage with wonderful

views over miles of surrounding countryside. The spacious open plan living area features a 12'6" high vaulted ceiling with doors opening onto a sun terrace and the garden beyond. There is a cream Shaker style kitchen, bathroom and two bedrooms.

The Outbuildings

Located on the eastern side of the farmyard behind the cottages are a range of modern portal framed buildings which in the past were utilised in the production of cider and apple juice. The first building measures around 43'10" x 25'10" with concrete floor and leads through to a lean-to workshop 19'0 x 15'0". Adjoining is a further building 44'0" x 30'0", again with concrete floor.

On the opposite side of the yard is a building that was previously used for the production and bottling of cider. Extending to 47'0" x 45'0" in total, the building has been subdivided into separate rooms, some with clad walls.

Additional buildings include a generator shed, guest play room, workshop, stables, feed store, lean-to shed attached to the farmhouse and a static caravan.

Gardens & Grounds

As previously described, the property is approached over a private drive, flanked by one's own land to the central farmstead. Each of

the cottages either has a garden area or pretty courtyard and the main farmhouse has a delightful mature garden. Beyond the farmhouse is a level 'meadow' which has been thoughtfully landscaped with children's play area and orchard. A vegetable garden is positioned in an elevated area by the static caravan.

The Land

The farm extends to 44.62 acres (18.06 ha) in all of glorious gently undulating Cornish countryside. It has everything from 2.39 acres of traditional cider apple orchards, to 34.27 acres of Grade 2, productive farmland and 2.94 acres of attractive broadleaf woodland with an enchanting private walk.

The farm is very private with no public rights of way over it. The land lies within a ringfence with the farmstead roughly in the middle, accessed by a 200m long tree lined driveway from the road. The productive farmland lies on both sides of the driveway in six sheltered fields, four having road frontage. A second access facilitates separate access to the farmland avoiding the main drive. The land is currently seeded to grass, but is equally suited to cropping. It is watered by a network of mains fed troughs. If not required it would be highly lettable and the two most easterly fields could easily be sold off at premium prices without affecting the rest of the farm.

The Business

Mudgeon Vean Farm is a longstanding family run business that has built a reputation for comfortable and welcoming accommodation in a tranquil rural environment. Undoubtedly a destination for guests who wish to enjoy peace, seclusion and picturesque strolls through the broadleaved woodland that abounds with flora and fauna at all times of the year.

The accommodation is promoted through the vendors' own website www.mudgeonvean.co.uk and helpfulholidays.co.uk. Accounts can be made available to interested parties after viewing.

Services

Mains electricity. Private water supply. Mains water available. Private drainage. Electric heating to some cottages and oil fired underfloor heating to Valley View.

Outgoings

The main farmhouse is in Council Tax Band D and Swallow Cottage is in Band B. The three remaining cottages have a Rateable Value of £7,100.

Local authority

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Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way.

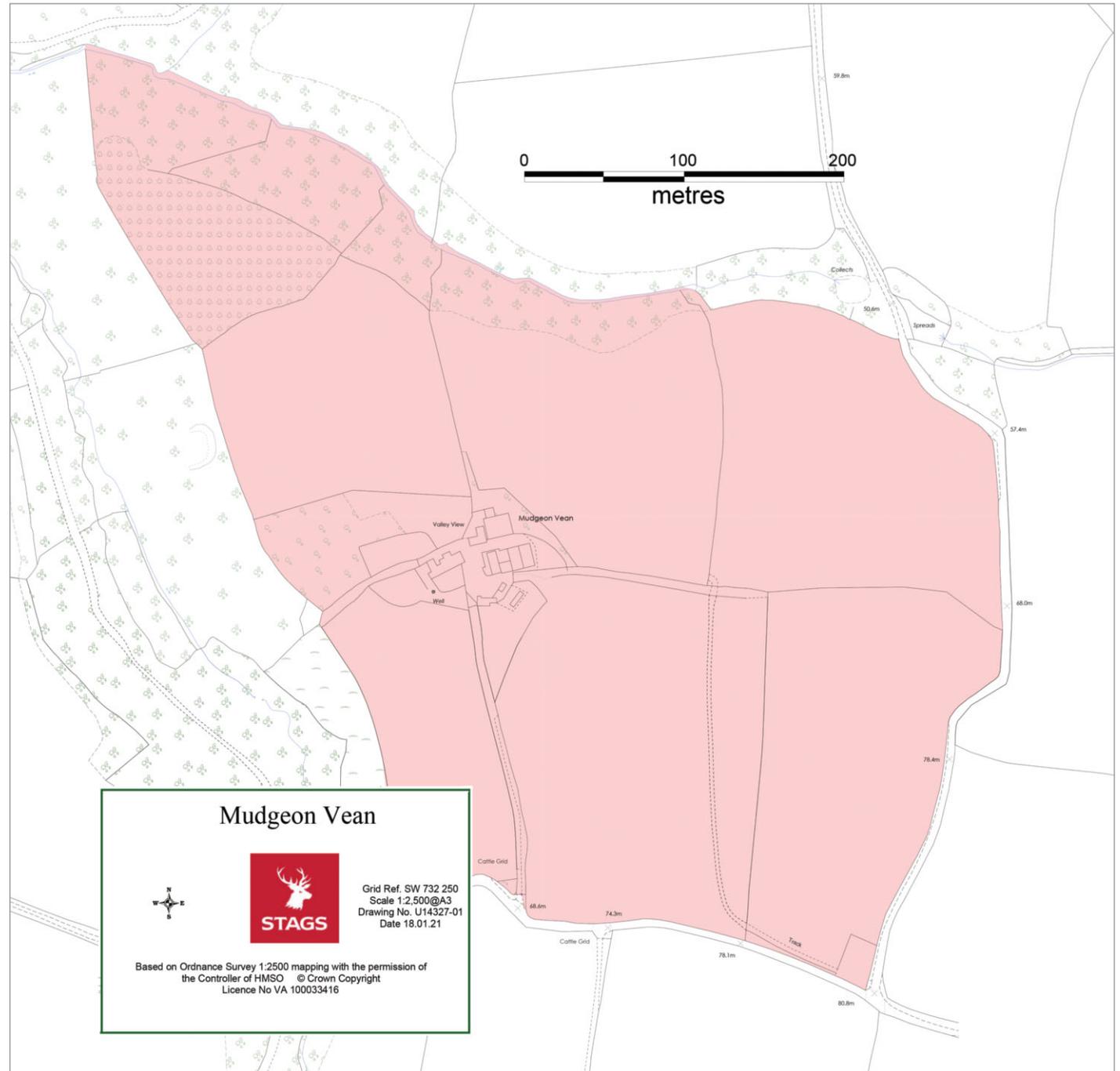
Directions

From the centre of St Martin take Fords Hill towards Mudgeon for approximately 0.5 mile. Upon reaching the crossroads, turn left for approximately 0.3 mile and the entrance to Mudgeon Vean Farm will be on the right.

Viewing

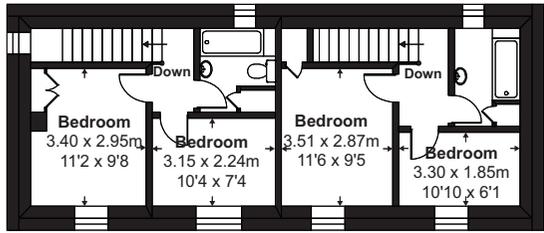
Strictly by prior appointment with Stags Truro Office on 01872 264488 or Stags Holiday Complex Department on 01392 680058.

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



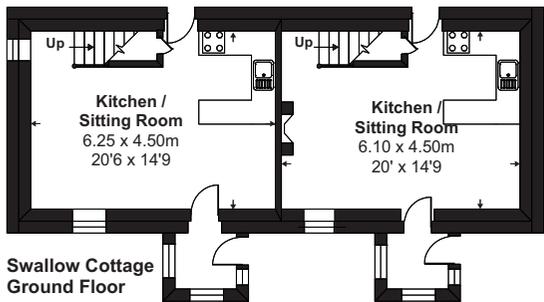
MUDGEON VEAN FARM

Approximate Area = 1250 sq ft / 116.1 sq m
For identification only - Not to scale



Swallow Cottage
First Floor

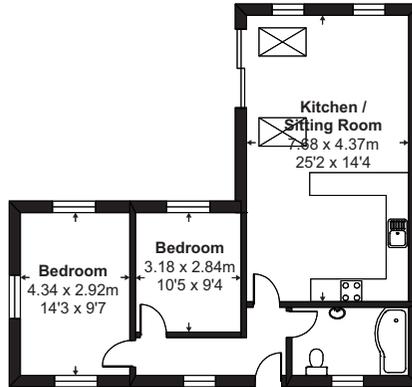
Swift Cottage
First Floor



Swallow Cottage
Ground Floor

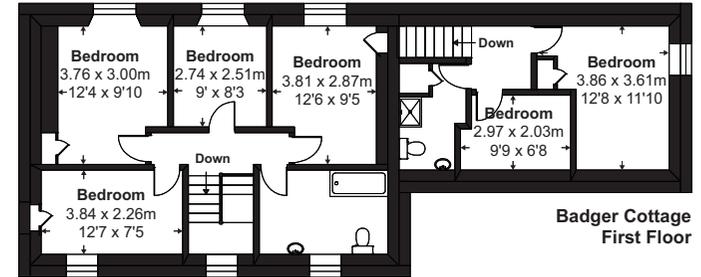
Swift Cottage
Ground Floor

Approximate Area = 740 sq ft / 68.7 sq m
For identification only - Not to scale



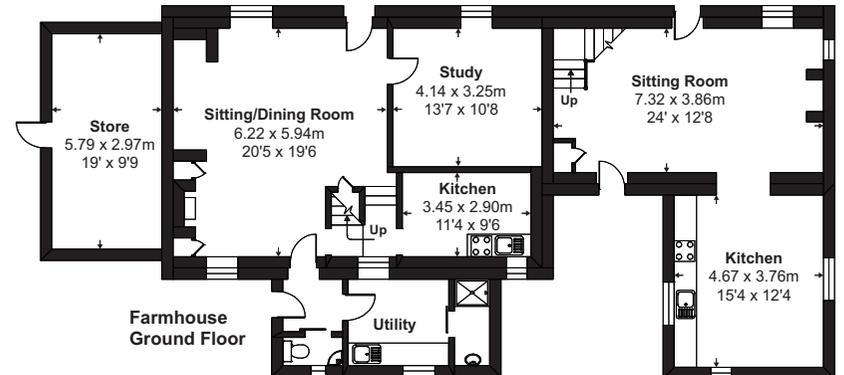
Valley View

Approximate Area = 2542 sq ft / 236.1 sq m
For identification only - Not to scale



Farmhouse
First Floor

Badger Cottage
First Floor



Farmhouse
Ground Floor

Badger Cottage
Ground Floor

Farmhouse

Badger Cottage

Valley View

Swift Cottage

Swallow Cottage

