



## **TREGEAR VEAN FARMHOUSE, ST MAWES, TR2 5AB**

A spacious detached former farmhouse residence set in established mature gardens of around one third of an acre. This rare opportunity has far-reaching panoramic water and countryside views from the first floor and is located on the outskirts of the exclusive Cornish coastal village of St Mawes, where a variety of shops, restaurants, boatyards, beaches and beautiful coastal walks are on the doorstep.

## **OFFERS OVER £1,000,000**

Freehold

Viewing only by appointment with H Tiddy

## Description

Tregear Vean Farmhouse is a detached character property probably dating back to the Georgian Era. It is situated in a private and relatively level location, on the edge of the exclusive coastal harbour village of St Mawes, on the Roseland Peninsula, which is in an Area of Outstanding Natural Beauty. The property enjoys a sunny south westerly aspect and features superb well stocked gardens. Beautiful far-reaching views are enjoyed from the first floor and encompass surrounding National Trust owned countryside, the mile-wide waters of The Carrick Roads over towards Trefusis Point and Falmouth with miles of Cornish countryside beyond. Subject to any necessary consents, the property has potential to extend the current driveway past the front entrance to build a garage with associated parking. Available by separate negotiation is a neighbouring detached single storey barn with potential to convert into residential accommodation (subject to any necessary Planning Consents). This family sized home is liveable but many may wish to upgrade and modernise to transform and re-configure the versatile light and airy accommodation.

## A Brief History

A translation of the Cornish name, Tregear Vean, indicates that there has been a settlement at this location for many hundreds of years. 'Tregear' means homestead of the fort and 'Vean' means small or probably outlying in this context. Therefore 'Outlying Homestead of the Fort' seems to be a fair interpretation. The great manor of Tregear was, from very early times, the most important estate in the area, comprising most of the Roseland Peninsula and beyond, and is mentioned in the Domesday Book of 1085. The whole fascinating history of the district can be read in Laurence O' Toole's book 'The ROSELAND between River and Sea'.

## Accommodation Summary

### Ground Floor:

Entrance Porch, Reception Hall, Dining Room, Kitchen, Rear Porch, Utility / WC, Bedroom 1 / Sitting Room, En-Suite Shower Room, Study / Bedroom 5.

### First Floor:

Galleried Landing, Living Room, 3 Further Bedrooms, Bath / Wet Room.

### Outside:

Mature circa one third of an acre garden. Two Summerhouses. Parking facilities.

## Available by Separate Negotiation

A neighbouring detached single storey barn with potential to convert in to residential accommodation (subject to any necessary Planning Consents).

## Location Summary

(Distances and times are approximate). St Mawes Village Centre: 1 mile. Summers Beach: 1 mile. Sailing Club Quay: 1.1 miles. Truro: 9 miles (by car ferry). Falmouth: 20 minutes (by passenger ferry from St Mawes). St Austell: 15 miles with London Paddington 4.5 hours by rail. Cornwall Airport Newquay: 26 miles (regular flights to London, other UK regional Airports).

## Location

The enchanting and exclusive south facing harbour village of St Mawes is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a wide range of amenities, which are open all year, including a butcher, bakers, convenience store, post office / newsagent, doctors, hairdressers, dentist, pharmacy, village hall, delicatessen, church, and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

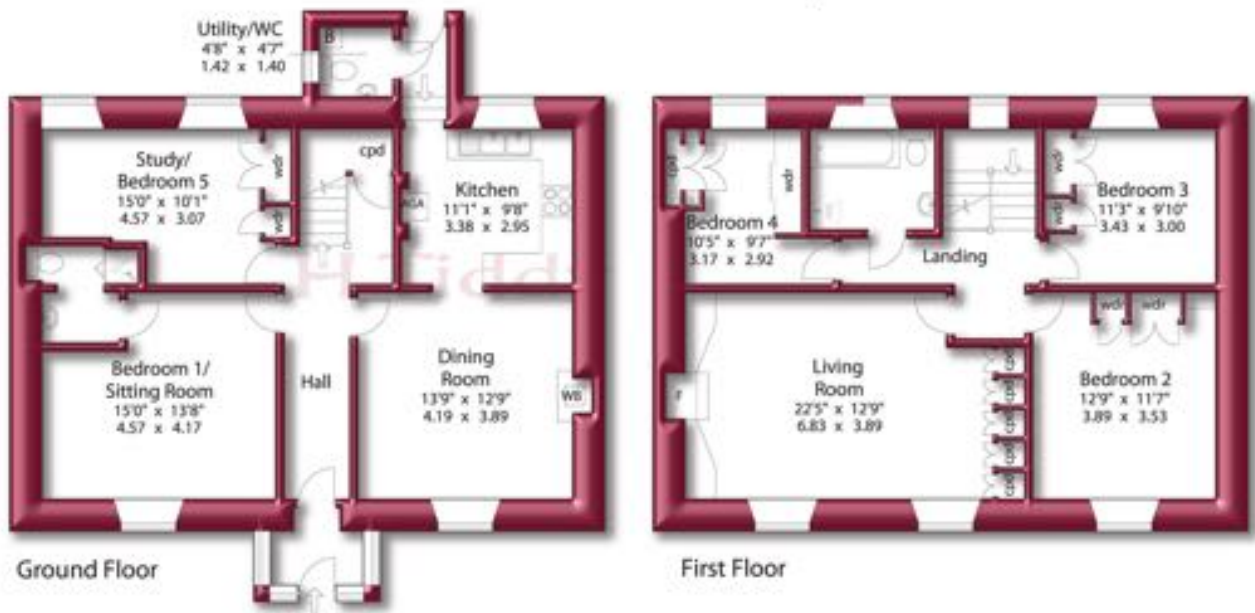
## St Mawes

St Mawes has long been one of the South West more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.



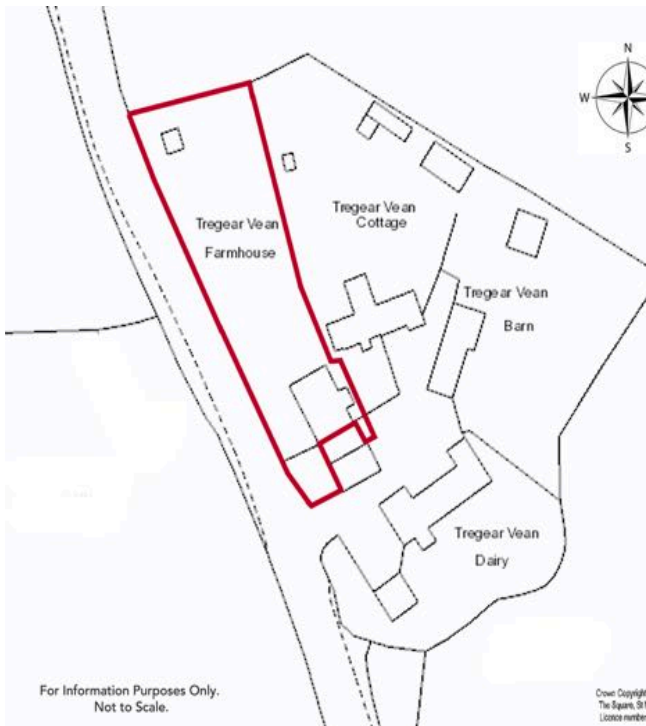


Approx Gross Internal Floor Area = 1307 Sq. Feet  
= 122.01 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information



Services: Mains water, electricity and private drainage. Electric solar panels. Telephone and Television Points. Oil fired central heating.

Energy Performance Certificate Rating: D.  
Council Tax Band: F. Tenure: Freehold

Land Registry Title Number: CL88363

**Subject to Potential Planning Permissions:**  
We have on file a favourable report from a local planning consultant providing an assessment on the possibilities of obtaining residential planning permission on the neighbouring single storey detached barn which is available by separate negotiation. The planning consultant also comments on the possibilities of extending the current parking area to create a drive past the front entrance of the main house and build a garage with associated parking on the side of the property.

## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. The electrical circuit, appliances, solar panels and heating system have not been tested by the agents. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.