

TREWORLAS FARM



H Tiddy

Treworlas Farm

Treworlas, Nr Ruan High Lanes, TR2 5LN

A beautiful and striking fully renovated, refurbished and extended former Farmhouse with stunning coastal views to the south across Gerrans Bay towards the harbour village of Portscatho and rolling countryside views to the west, and within walking distance of Pendower Beach. Plus an impressive large detached barn ripe for conversion with planning permission.

The accommodation comprises:

Gross Internal Floor Area: 2654 sq ft (246.5 sq m) plus Barn 503 sq ft (46.7 sq m).

Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen, Inner Hallway, Boiler Room, Shower Room / WC, Utility Room.

First Floor: Master Bedroom with En Suite Bathroom and Dressing Room, Bedroom 2 with En Suite Shower Room, Bedroom 3 with En Suite Shower Room, Bedroom 4, Separate Bathroom.

Outside: Detached Barn with Planning Permission, Ample Parking, Car Port, Gardens & Patio.

Viewing only by appointment with H Tiddy.



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Location summary

(distances and times are approximate)

The hamlet of Treworlas is approximately 2.5 miles away from the pretty harbour village of Portscatho which has a general store / post office, a pub, a restaurant, a coffee snack shelter overlooking the beach and an excellent social club overlooking the harbour. It also has the main Doctors surgery for the Roseland. 6 miles away is the unspoilt fishing village of St Mawes with a range of shops, restaurants, pubs, and a chemist and is renowned as a sailing centre with very active sailing and rowing clubs. The ancient village of Tregony is 3.5 miles to the north with a mini-market and Post Office, Primary and Secondary Schools. Approximately 3 miles distant there is a petrol station with mini-market for day-to-day requirements. The Cathedral City of Truro and town of St Austell are approximately 13 miles away. The port of Falmouth is approximately 15 miles away via the King Harry Ferry. London (Gatwick) is about 70 minutes by air from Newquay Airport (22.5 miles) and about 4.5 hours by train from Truro or St Austell. Other scenic attractions in the area include the saltings at nearby Ruan Lanihorne which are a nature reserve. Plymouth is approximately 57 miles distant and Exeter 90 miles.

Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Aaron McNamara at the Driftwood, Rosevine and Matt Haggath at the Idle Rocks, St Mawes.



Description

The property is a stunning, fully updated and renovated former Farmhouse that once formed part of the Pendower Estate and sits approximately 0.6 miles from the idyllic Pendower Beach on the Roseland Peninsula. It has superb far-reaching views to the south across Gerrans Bay towards the popular harbour village of Portscatho and wonderful rolling countryside views to the west giving a true panoramic vista. Also included in the sale is an impressive 38' detached stone barn with planning permission to convert to a two / three bedroom holiday let or for a family member or a studio.

The house is thought to date back to the 1600s and has been beautifully updated and extended adding a large two storey extension which includes a good size utility and an impressive shower room, with a dressing room and en suite bathroom upstairs. This could potentially be used to create a separate annexe with a staircase and outside access already in existence, ideal as extra accommodation for guests or a possible letting potential.

Inside the accommodation is very spacious with a wealth of character throughout. The main entrance leads into the entrance hall with an iconic sweeping staircase with copper balustrade rising to the first floor. The hall leads to the very good size living room with beamed ceiling and large inglenook fireplace with log burner inset. There is a door into the dining area, again with beamed ceiling and also slate tile floor, and a door to the sun terrace. Open plan to this is the beautiful kitchen fitted with a range of wall and floor units including a central island with granite work surfaces over and built-in appliances. The kitchen has a lovely country feel and enjoys coastal views, it also has a beamed ceiling and slate tile floor. Off the kitchen is an inner hall, with access to the garden, leading to the boiler room, and shower room. Steps lead down into the large utility / boot room with a range of cupboards, useful sink and underfloor heating. A staircase rises to the dressing room and a door gives access to the garden.

From the first-floor landing are doors to the bedrooms, two of which are en suite and a family bathroom. All the rooms upstairs have lovely sea and coastal views. Bedroom 4 is currently used as a study / home office. The master suite is most impressive with a spacious bedroom, a stunning en suite bathroom with large walk-in shower with overhead rainfall shower, free standing bath, his and hers basins and an exposed apex ceiling. Leading off the en suite is an excellent size dressing room. This room, a potential bedroom for an annexe, also has a staircase down to the utility room.





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