

Lower Treluswell Farm







Lower Treluswell Farm,

Lower Treluswell, Penryn, Cornwall, TR10 9AT

Penryn 1.9 miles – Falmouth 3.7 miles – Truro 7.9 miles

A substantial country residence with two successful holiday barns and set in over 2 acres, yet within easy reach of Penryn and Falmouth.

- No Onward Chain
- Two Successful Holiday Barns
- Rural Yet Accessible Location
- Idyllic Mature Gardens & Paddock
- Council Tax Band: F & Nil Rate Business Rates
- Impressive Detached Farmhouse
- Approximately 2.61 Acres in All
- Period Features Throughout
- Garage, Ample Parking & Workshop
- Freehold

Guide Price £1,350,000

Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | truro@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

The property is ideally situated for easy access to Falmouth, renowned for its sailing, beautiful beaches, and extensive range of shops, restaurants, and bars. Mylor Harbour, just over three miles away, offers excellent marina and boating facilities for sailing enthusiasts. The cathedral city of Truro is also within easy reach and provides the county's principal shopping, educational, and commercial amenities.

DESCRIPTION

The property is an impressive Grade II listed residence, understood to date from the 17th century, with a substantial Georgian extension. During the 19th century, it is believed to have served as the dower house for the Enys family, remaining within the Enys Estate until the 1990's when a major restoration was carried out.

The two holiday barns provide excellent income potential and are currently operated by the owners as successful holiday lets. Each benefits from ample parking and its own garden space.

The property extends to over two acres of mature gardens and includes a paddock, providing generous outdoor space suitable for a range of uses, including family occupation.

MAIN HOUSE

Bathed in natural light through its large sash windows, which enhance the well-proportioned accommodation and complement the many period features found throughout the property. The layout provides a comfortable family home, with a good balance of formal and informal living spaces suited to both everyday living and entertaining.

The kitchen with a gas AGA, forms the heart of the home and opens into the dining room with a charming wood burning stove, which in turn leads through to the conservatory, creating a spacious and sociable living area. The drawing room and sitting room each enjoy views across the surrounding gardens and grounds, while the snug overlooks the pond and provides an additional reception room, ideal as a quieter sitting area or study.

The first floor is arranged around a spacious landing, with an inner landing providing an airing cupboard and stairs to the carpeted loft. There are three double bedrooms here, including the principal bedroom, which enjoys a pleasant outlook over the grounds and benefits from a Jack and Jill bathroom shared with the main landing.

A secondary staircase, located near the front entrance, leads to a further section of the house comprising two additional double bedrooms, a bathroom and a separate shower room. This area is currently arranged as ancillary accommodation to the main house, providing flexible space that could suit extended family, guests or a variety of other uses, subject to a purchaser's requirements (and necessary consents).













COTTAGES

Beyond the main house are two generous cottages, which the current owners operate as successful holiday lets. The cottages would also be ideal for accommodating visiting family and friends or offering excellent potential for ancillary accommodation, subject to any necessary consents. Each of the cottages benefit from space for their own parking and their own garden spaces.
For income information, please contact Stags Truro.

OUTSIDE

The property is approached through double entrance gates, leading into an enclosed courtyard that provides ample parking for the main house and the two holiday cottages. A garage, currently used as a gym, also serves the courtyard along with a workshop.
The gardens are a notable feature of the property and are principally laid to lawn, complemented by a variety of mature trees, shrubs and planting. An ornamental pond with a jetty forms an attractive focal point, with an adjacent seating area providing space for outdoor dining and a barbecue. Also within the grounds is a garden cabin, suitable for use as a hobby space, together with an adjoining tractor shed, both benefitting from power and lighting.
Beyond the formal gardens there is a single pasture paddock, together with an additional area planted with mature trees.
In all, the property extends to approximately 2.61 acres.

SERVICES

Mains electricity, water and gas. Private drainage via two septic tanks.
Internet: Standard available (Ofcom). Current owners use Starlink.
Phone signal: outdoors and in-home available (Ofcom).
Please note the agents has not inspected or tested these services.

AVAILABLE BY SEPARATE NEGOTIATION

There is additional land available by separate negotiation, for further information, please speak to Stags Truro.

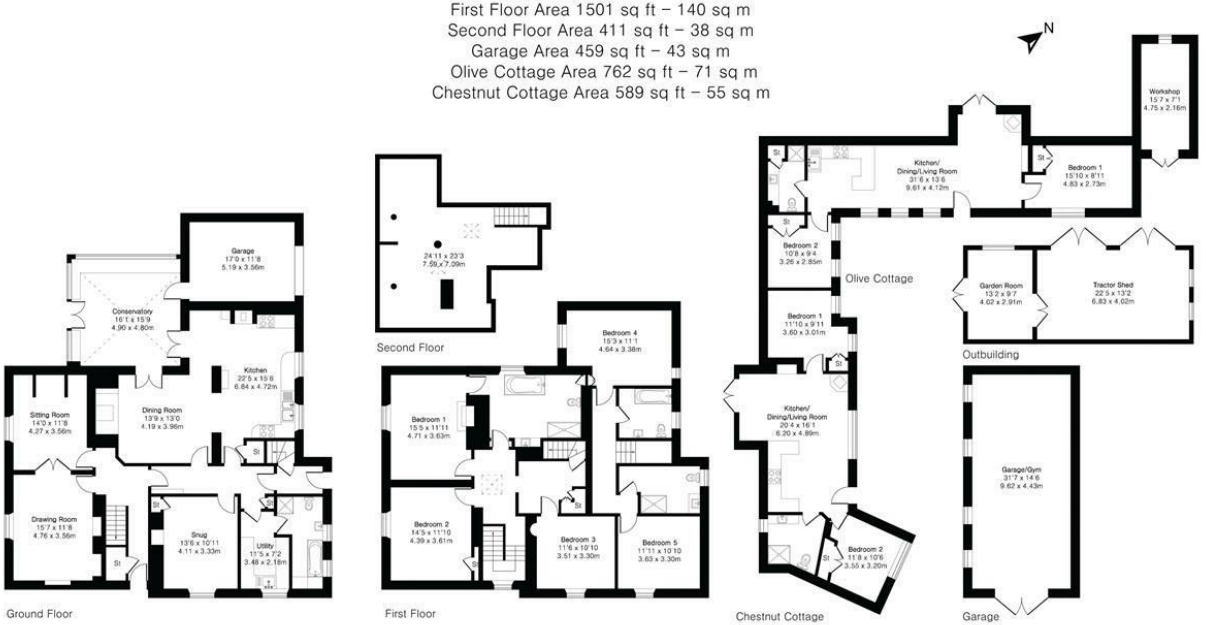
VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///employer.lyrics.shape

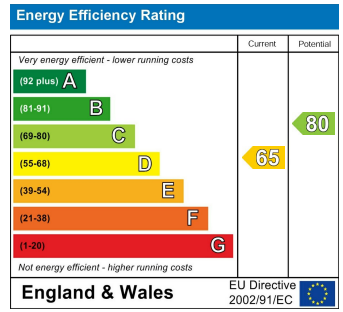
Approximate Gross Internal Area 3912 sq ft - 364 sq m
(Excluding Garage , Olive & Chestnut Cottage)
Ground Floor Area 2000 sq ft – 186 sq m
First Floor Area 1501 sq ft – 140 sq m
Second Floor Area 411 sq ft – 38 sq m
Garage Area 459 sq ft – 43 sq m
Olive Cottage Area 762 sq ft – 71 sq m
Chestnut Cottage Area 589 sq ft – 55 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










Lower Treluswell Farm
Lower Treluswell Farm
STAGS