

Tregarthen Farmhouse


FAMILY
Its home is filled with love and dreams.
impossible...
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Tregarthen Farmhouse,

Tregarthen, Gulval, Penzance, Cornwall, TR20 8YH

Penzance 2 Miles, Marazion 2 Miles, St.Ives 6 Miles

A beautifully presented, light, and spacious cottage in one of the region's most desirable locations with both countryside and sea views.

- Character Property
- Parking
- Flexible accommodation
- Rural location
- Council Tax Band D
- Large Gardens
- Outbuilding
- Sea Views
- Freehold

Guide Price £750,000

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SITUATION

Tregarthen Farmhouse occupies a particularly attractive and commanding position on the edge of the sought-after hamlet of Tregarthen, on the outskirts of the popular village of Gulval. From this elevated setting, the property enjoys far-reaching views across the surrounding countryside towards the coast and the iconic landmark of St Michael's Mount, providing a particularly scenic backdrop.

The area is known locally as the 'Golden Mile', a fertile and highly regarded stretch of countryside renowned for its rich soils and long-established horticultural tradition. The surrounding fields are particularly noted for their prolific displays of daffodils, which provide a spectacular seasonal feature and are synonymous with this part of West Cornwall.

Overlooking Mounts Bay, Tregarthen is ideally placed for enjoying the exceptional landscape for which the area is renowned. The nearby Tremenheere Sculpture Gardens provide a further notable attraction, set within an impressive valley garden overlooking Mounts Bay and combining established planting, woodland and contemporary sculpture. The wider area offers an abundance of opportunities for walking, cycling and exploring the surrounding countryside and coastline.

The historic market town and port of Penzance lies nearby and provides an excellent range of everyday facilities, including independent shops, supermarkets, restaurants, cafés and leisure amenities, together with a mainline railway station offering a direct service to London Paddington. The neighbouring villages and coastal settlements provide further choice, while the beaches, coves and rugged coastline of the Penwith Peninsula are all readily accessible.

With its elevated position, exceptional views and proximity to both the coast and the amenities of Penzance, Tregarthen Farmhouse enjoys a particularly appealing setting within one of West Cornwall's most sought-after areas.

THE PROPERTY

A beautifully presented and particularly appealing cottage, occupying an enviable position within one of West Cornwall's most sought-after locations, with far-reaching views across the surrounding countryside and towards the sea. The property combines considerable character and charm with a high standard of presentation, creating a warm and inviting home that retains many of the features one would hope to find in a traditional Cornish cottage. The property is especially attractive externally, with its quintessential 'chocolate box' appearance, traditional elevations and beautifully maintained gardens to the rear, which provide a delightful and private setting in which to enjoy the surrounding landscape.

Internally, the accommodation is light, spacious and thoughtfully arranged. The ground floor has a welcoming entrance hall leading into an impressive open-plan dining room and kitchen, featuring light wood effect flooring, exposed beams and attractive recessed windows, together creating a characterful yet practical space. A useful utility room and ground floor bathroom provide further convenience, while a ground floor bedroom and generous, light-filled snug extend from the dining room. The snug enjoys pleasant views across the rear courtyard and, like the remainder of the property, has been finished and maintained to a notably high standard.













Stairs rise to the first floor where the principal sitting room provides a particularly impressive focal point, with a large picture window framing a superb outlook towards the iconic St Michael's Mount and across the bay. Two further bedrooms and a well-appointed family bathroom complete the first-floor accommodation.

Combining an abundance of character with beautifully presented and versatile accommodation, attractive gardens and an exceptional outlook, this is a particularly charming Cornish home in a highly desirable setting.

OUTSIDE

The Farmhouse occupies grounds extending to just under half an acre, with the gardens forming a particularly attractive feature of the property. Immediately to the rear is a delightful, near south-facing courtyard, providing a sheltered and private area adjoining the house and offering an ideal space for outdoor dining and entertaining. Beyond the courtyard, the gardens open out into an impressive expanse of level lawn, bordered by a mature and varied selection of established trees, shrubs and well-stocked flower borders. The gardens have been thoughtfully established over the years, creating an attractive and peaceful setting with a good degree of privacy, while retaining the open outlook that is such an important feature of the property.

From the elevated gardens, there are outstanding views across Mounts Bay towards the iconic St Michael's Mount, creating a particularly picturesque backdrop and offering a constantly changing outlook with the seasons and weather. The combination of mature planting, open lawn and exceptional coastal views makes the gardens a notable extension of the living accommodation.

The grounds benefit from independent access onto the adjoining lane, providing useful flexibility and a degree of potential for a variety of purposes, subject to any necessary consents and permissions. This separate access could also prove particularly useful for those wishing to make greater use of the grounds or outbuildings. To the side of the property is private parking for several vehicles. Between the parking area and the gardens is a substantial block-built barn, providing a considerable amount of useful ancillary space. Currently utilised by the owners as a workshop and for storage, the building offers excellent versatility and, subject to the necessary consents, may provide scope for alternative uses in the future. Overall, the combination of generous grounds, exceptional views, independent access, ample parking and substantial ancillary accommodation provides a degree of flexibility rarely found in properties of this type.

VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

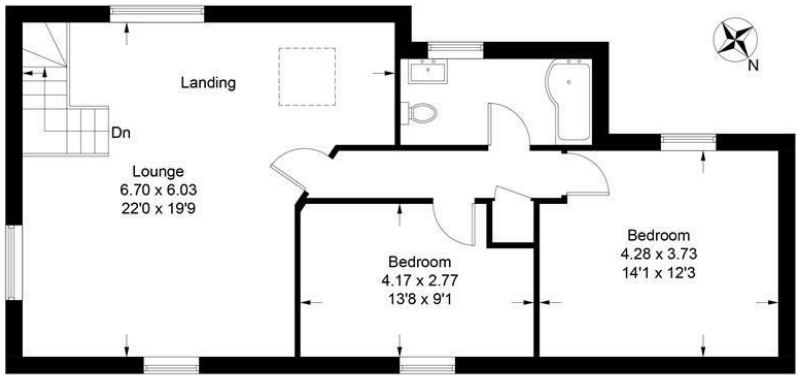
SERVICES

Mains Water, electricity, and private drainage, oil fired central heating.

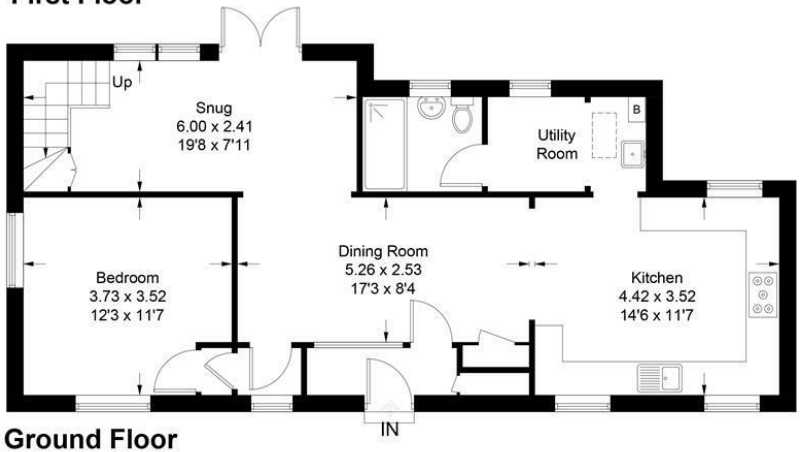
DIRECTIONS

What3words ///stance.amphibian.gladiators

Approximate Gross Internal Area = 144.4 sq m / 1554.5 sq ft

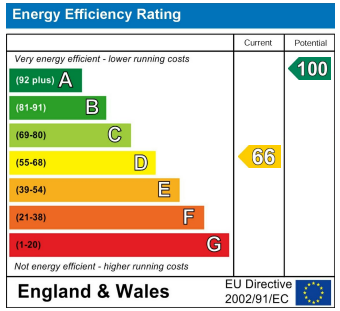


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1003225)



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