



Trewithian Farm

Roseland Peninsula, Cornwall

Carter Jonas

Trewithian Farm
Trewithian
Portscatho
Truro
Cornwall
TR2 5EJ

A rare and iconic country house
with a range of farm buildings and
pastureland.

Trewithian Farm comprises an imposing 4,000 sq ft, 8 bedroom Grade II listed farmhouse set within quaint walled gardens and includes a significant range of traditional and modern farm buildings as well as a few acres of level pasture. Situated on the highly desirable Roseland Peninsula, the property is just 700 metres from the Cornish South Coast and lies within the Cornwall National Landscape/Area of Outstanding Natural Beauty (AONB).

Having been in the same ownership since the early 20th century, it is now available with no onward chain.

In all extending to 8.32 acres.

For sale by private treaty as a whole.

Carter Jonas



Location
The property lies within the hamlet of Trewithian on the A3078 to St Mawes on the Roseland. It lies within the Cornwall National Landscape (AONB).

As the crow flies, the property is approximately 700 metres from Porthbean beach and just under a mile from Porthcurnick, whilst the South-West coastal path provides the opportunity to explore coves and beaches further afield. The nearby Rosevine and Driftwood Hotels provide luxury dining and accommodation, whilst Porthcurnick beach is home to the locally renowned Hidden Hut beach kitchen.

The nearest villages are Gerrans and Portscatho which adjoin one another and lie approximately one and a quarter miles away from the property. Between them they provide a number of shops and eateries, a Post Office and general store, a primary school, two pubs, sports clubs, two churches, and a Doctors' surgery.

The exclusive village of St Mawes is approximately 5 miles away and has further restaurants, as well as an all-year-round pedestrian ferry service to the town of Falmouth (weather and tide dependent). The Cathedral City of Truro is around 14 miles away and the town of St Austell circa 15 miles. Both have direct mainline train links to London Paddington. Approximately 23 miles distant is Cornwall Airport Newquay, which has regular flights to London and other UK domestic airports, as well as some international routes.

Farmhouse

Trewithian Farmhouse is an imposing Grade II listed house of symmetrical ‘U-shaped’ origins with single-storey extensions added to the rear at later dates. It forms the principal dwelling within the hamlet and is an early 18th century remodelling of an existing dwelling, with deeds for the property being traced as far back as the 14th century.

There is substantial accommodation, with 8 bedrooms and a total floorspace of almost 4,000 sq ft, utilised as a Bed and Breakfast until very recently. On the ground floor, the entrance to the front elevation leads directly into the living room, from which the southwestern and northeastern wings of the house can be accessed. The main hall is located within the northeastern wing, which in turn leads directly into the kitchen, dining room and sitting room. The main staircase to the first floor is also located here, whilst there is also a secondary staircase in the southwestern wing.

The property possesses many historical features both internally and externally, with an early 17th century clover leaf moulded plaster ceiling located in the dining room and both staircases incorporating original rails and balusters (currently concealed by boarding in the case of the primary staircase).

The front elevation is particularly attractive and renowned to visitors to the Roseland and St Mawes, with walled gardens and granite steps leading to the main entrance. The building has stone walls, stone/brick chimneys and sash windows, whilst the porch to the southwest elevation, as well as the area incorporating the kitchen, both feature scantle slate roofs.

The house is orientated due southwest, overlooking the front garden and benefitting from sea views. The property has been used in its current Bed and Breakfast form for around 20 years, with Listed Building Consent granted for the necessary alteration works in 2003. An incoming purchaser may wish to continue this use and perhaps expand its offering, or equally might wish to utilise the property as a private residence or for alternative commercial and leisure purposes along with the extensive range of traditional and modern farm buildings.



Buildings

To the southwest of the house lies a traditional stone barn, with its own yard area, which may offer scope to convert into two-storey accommodation.

To the rear of the house there are numerous buildings of mixed construction and age. Some of the traditional single-storey buildings may have potential for alternative uses. There are three substantial timber portal frame buildings which were used to house livestock and store hay and straw bales until recently. Whilst the property sits in the Cornwall National Landscape (AONB) alternative uses might be feasible under both permitted development rights or via the conventional planning permission route. Interested parties should make their own independent enquiries. Given the central location of the property within the Roseland Peninsula, the buildings might be able to be used for purposes such as boat, caravan or machinery storage, or for wider leisure and commercial purposes alongside uses ancillary to the farmhouse.

Alternative uses are subject to obtaining any necessary planning consents.



Dwelling			
Label	Type of building	Area (m²)	Short description
A	Trewithian Farmhouse	366	8 bedrooms.

Buildings			
Label	Type of building	Dimensions (m)	Short description
1	Traditional Barn	8.66 x 3.94	Two-storey, stone and cob construction with timber A-frames and a sheeted roof. Lean-to store and adjacent shower room.
2	Bale Store	9.4 x 6.2	2 bay, timber portal frame, timber spaced boarding, sheeted roof, earth floor.
3	Piggery	11.45 x 4.45	Stone and cob construction with a sheeted roof, concrete floor.
4	Calf House	7.2 x 7.0	Stone and concrete construction with timber A-frames, sheeted roof, concrete floor. Adjoining lean-to/dairy measures 5.9m x 2.5m.
5	Store	8 x 5.25	Concrete block construction with monopitch sheeted roof.
6	Loose House	10.0 x 8.9	Concrete block construction with dividing wall, monopitch sheeted roof, concrete floor.
7	Cubicle Building	14.6 x 6.8	Sheeted walls and roof, timber boarding to front, concrete floor.
8	Livestock Shed (west)	22.9 x 13.45	3 bay, timber portal frame, part concrete wall and part dungboarding, with timber spaced boarding above and sheeted roof over. Mixture of earth and concrete floor. Divided into 3 sections by concrete walls.
9	Livestock Shed (middle)	22.4 x 13.8	3 bay, timber portal frame, part concrete wall and part dungboarding, with timber spaced boarding above and sheeted roof over. Mixture of earth and concrete floor.
10	Livestock Shed (front-middle)	20.8 x 8.9	Later extension to front of building 9. 2 bay, timber portal frame, part concrete wall and part dungboarding, with timber spaced boarding above and sheeted roof over. Concrete floor.
11	Livestock Shed (east)	15.25 x 13.55	Adjoins building 9. Timber frame, part concrete wall and part dungboarding walls, with timber spaced boarding above and sheeted roof over. Mixture of earth and concrete floor. Open yard area to front.
12	Dog Kennels	7.2 x 5.7	Rendered concrete block construction with a monopitch sheeted roof.

Please note that the cattle handling facilities located between buildings 7 and 8 are excluded from the sale.



Land

The gardens encircle the house, with the front, eastern and western sides enclosed by attractive stone walling. To the rear of the house is an enclosed stone-chipped rear courtyard area and an area of patio which in turn leads around to the western side of the house and an ornamental garden area. A substantial disused yard area lies to the north and west of the traditional stone barn nearest the house. A further area of lawn lies

north of the entrance to the property, which is currently used as a guest parking area and historically was believed to be the site of a blacksmith's shop.

In all, the property extends to approximately 8.32 acres, with 1.3 acres or thereabouts of pasture lying behind and to the west of the modern farm buildings, as well as a pasture field to the north which extends to

approximately 3.95 acres. The fields can be accessed through a yard area which has previously been used to store silage bales and machinery and benefits from direct road access independent from the farmhouse and yard area. Equally, the yard and fields can be accessed directly from the farm buildings via a separate gateway.



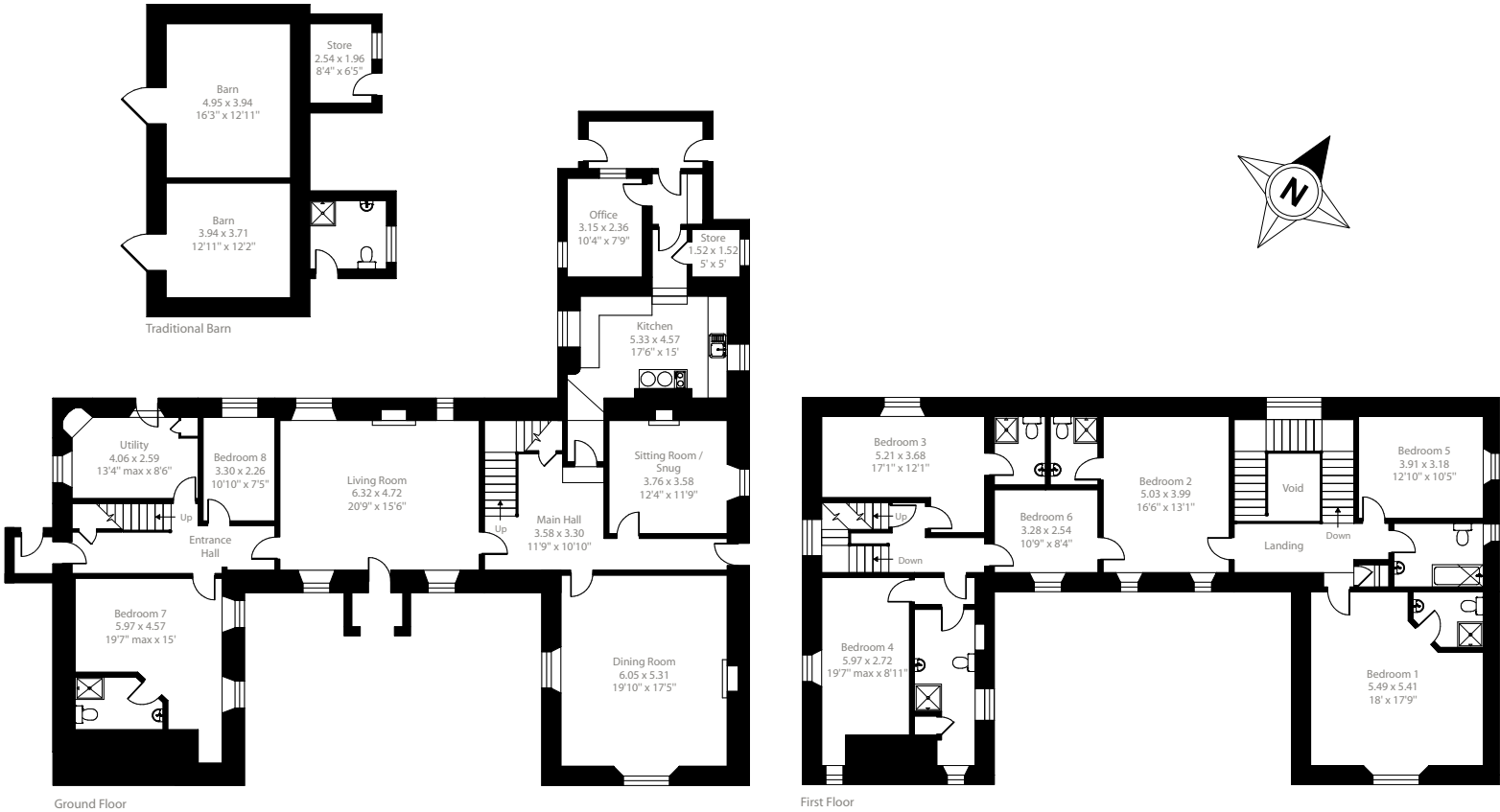
Trewithian Farm
Floor Plan

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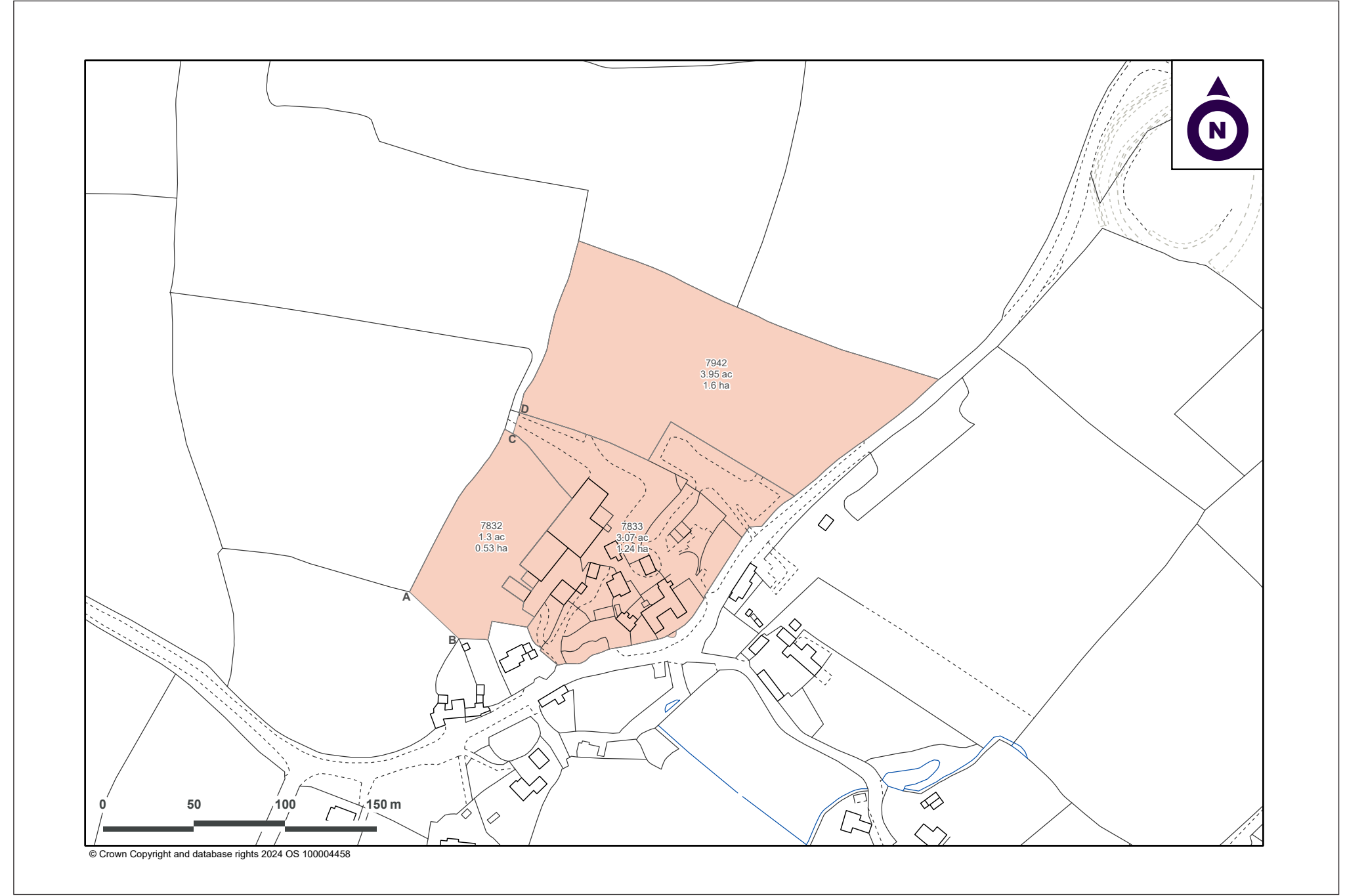
House:
3944 sq ft / 366.3 sq m

Traditional Barn:
515 sq ft / 47.9 sq m

Total:
4459 sq ft / 414.2 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





Method of Sale

The property is offered for sale by private treaty

Tenure & Possession

Freehold with vacant possession upon completion.

Basic Payment Scheme

No entitlements are included with the sale.

Environmental Schemes

No environmental schemes are present over the property.

Listing Status

Trewithian House is a Grade II listed property. The house, gate, piers, steps and the garden walls to the east are listed. More details can be found at: www.historicengland.org.uk/listing/the-list/list-entry/1312809

An historic building report has been obtained by the vendors and can be provided by the agent on request.

Overage

Neither the land, nor any of the buildings are subject to an overage provision.

Designations

The property lies within the Cornwall National Landscape (an Area of Outstanding Natural Beauty) and also within an Article 4 Direction Order area.

Additional Information

The Buyer will be required to:

1. Within 1 month of completion erect a double livestock proof fence 1m apart and parallel to one another between the points A and B marked on the plan.
2. Plant and create a new mixed native species hedge between the two fence lines erected in 1 above by no later than 1st March 2025 and to maintain thereafter.
3. Within 3 months erect a traditional Cornish walled hedge between the points C - D on the plan and to maintain same in perpetuity.

Services

Water - There are two SWW mains water meters located on and serving the property. A private borehole is located within the yard area but requires a pump and associated ancillary equipment to make it functionable.

The buyer will be subject to obligations enabling the supply of water to the vendor's retained land. Further details can be requested from the agents.

Electricity - Two mains supplies, one serving the house and one serving the buildings.

Drainage - Private system located on the opposite side of the A3078 road on third party land.

Heating - Principally from oil-fired central heating and supported with a range of wall mounted electric heaters, oil-fired kitchen AGA.

Broadband - Connected.

Wayleaves, Easements, & Rights of Way

There are two public footpaths which cross part of the property. Both are accessed from the main road via a stile adjacent to the gateway which leads to the open hard standing area formerly used for storing silage bales. One footpath continues north over the field adjacent to this area, whilst the other runs west.

The property is sold subject to, or with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

Sporting, Timber & Mineral Rights

Sporting and timber rights are included. Mineral rights are excluded.

EPC Ratings

Trewithian House - Band G

Council Tax/Business Rates

Council Tax - Band A.
Rateable Value - £6,100.

Local Authority

Cornwall Council

New County Hall
Treyew Road
Truro
Cornwall
TR1 3AY
www.cornwall.gov.uk

Viewings

Strictly by appointment with the agents.

Directions

From Tregony Bridge, continue southeast along the A3078 for approximately 6 miles, passing through Bessy Beneath and the village of Ruan High Lanes, before proceeding into the hamlet of Trewithian.

After passing the signpost upon entering the hamlet of Trewithian, the property can be accessed via the second gateway/turning on your right-hand side, where a for sale board has been erected.



///mulls.guests.mentions



Truro

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Important Information

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