



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9355

Offers around £1,600,000

**Tregoose Farmhouse and Tregoose Barn,  
Sithney Green, Nr. Helston, Cornwall, TR13 0RT**

**FREEHOLD**



**Set within a delightful courtyard setting, a handsome 6 bedroomed Georgian farmhouse with indoor pool complex, together with a recently renovated 3 bedroomed barn conversion and additional single storey barn with planning permission to convert to a multi-use space. All set within approximately 1¾ acres of beautifully stocked gardens and grounds surrounded by rolling countryside.**



## **SUMMARY OF ACCOMMODATION**

### **TREGOOSE FARMHOUSE**

**Ground Floor:** entrance hall, cloakroom, drawing room, family room, conservatory, kitchen, dining room, shower room, rear entrance hall, games room / bedroom 5, study/bedroom 6.

**First Floor:** principal bedroom with en-suite shower room, 3 further bedrooms, family bathroom.

### **TREGOOSE BARN**

**Ground Floor:** entrance hall, cloakroom, open-plan sitting/dining room, kitchen/breakfast room, conservatory.

**First Floor:** 3 large double bedrooms all with recently renovated en-suite facilities.

### **SWIMMING POOL COMPLEX**

Cloakroom, swimming pool room with pool measuring 22'6" x 8", pool equipment room.

### **OUTSIDE**

**SINGLE STOREY STONE BARN 54'3" x 32' max., 16' min.,** providing excellent potential to create further accommodation or, as per recent permissions, a multi-use area to provide additional income by way of a studio, home office or wedding venue.

The properties are situated amidst beautiful open countryside, in an elevated position which affords panoramic views, whilst the buildings are set in approximately 1¾ acres of immaculately landscaped, extremely well stocked gardens comprising formal gardens around the farmhouse and barn and a small paddock below the farmhouse.

## **DESCRIPTION**

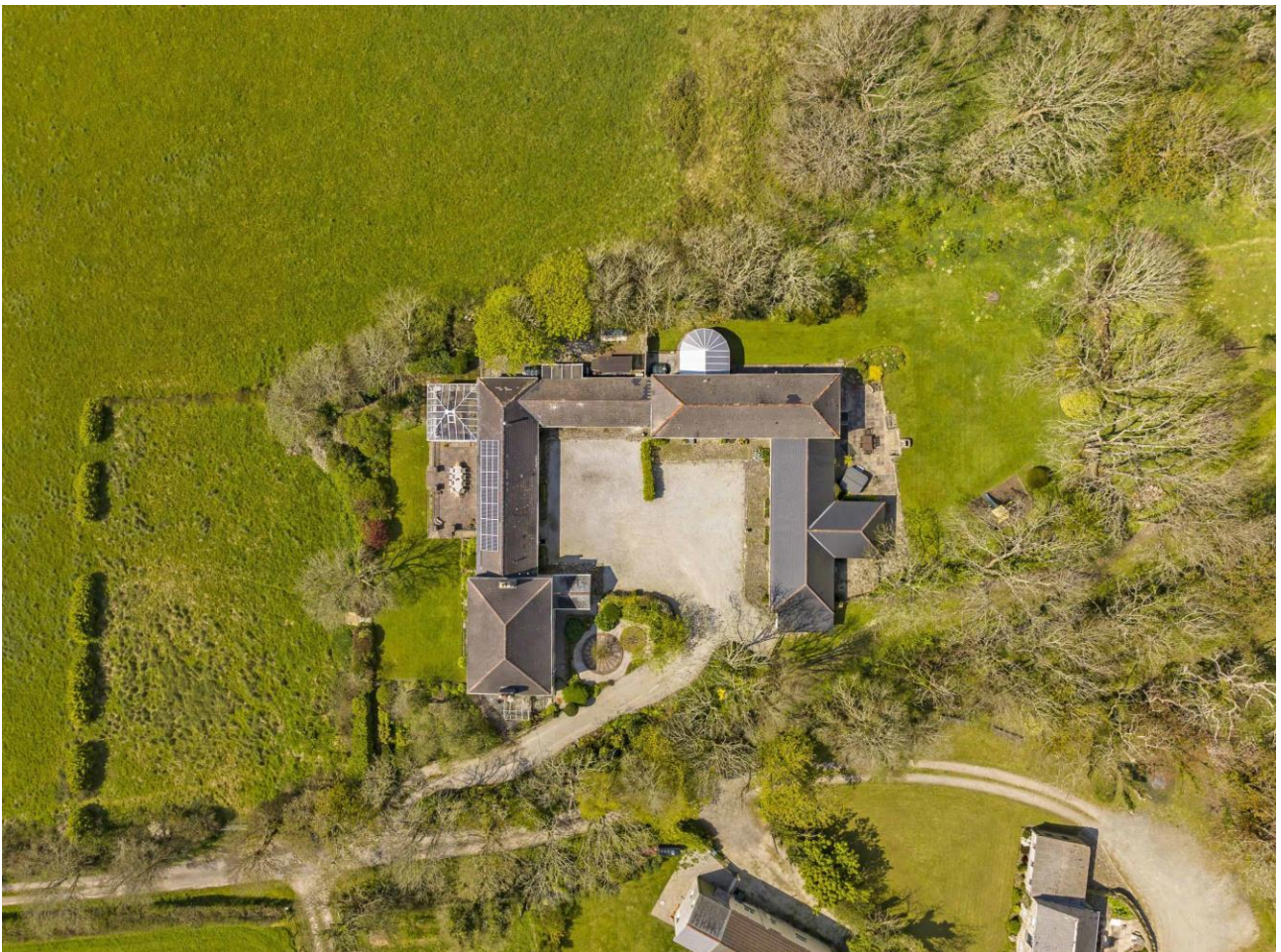
A handsome six bedrooed Georgian farmhouse with indoor swimming pool complex, together with a recently renovated three bedrooed barn conversion and additional single storey barn with planning permission to convert to multi-use facilities, all of which is set around a beautiful courtyard and surrounded by rolling countryside. The farmhouse and barn have been operating as luxury holiday lets over the past 5 years as well as hosting small weddings and events. With a high demand for holiday accommodation and boutique weddings, there is scope to continue these activities, or for multiple generations of family to share.

The collection of buildings are set within approximately 1¾ acres of beautifully stocked gardens and grounds in a rural setting only 10 minutes from the popular coastal village of Porthleven and just 20 minutes from Penzance with a mainline railway station connecting to Truro and in turn London Paddington.



Tregoose Farmhouse is a handsome, stone farmhouse comprising of 6 bedrooms, 4 reception rooms including a superb drawing room with high vaulted ceiling and exposed A-frame trusses and beams, a formal dining room, family room and a conservatory. The farmhouse optimises versatility with the perfect blend of living accommodation and bedroom space, whilst to the exterior there are formal gardens including a raised terrace/patio as well as a rose garden and a well enclosed lawn all of which benefit from superb, far reaching views over the rolling countryside beyond the boundaries of the property.

Accessed via Tregoose Farmhouse, or the courtyard is a luxury indoor swimming pool complex with built-in spa pool. At one end, are changing and shower facilities and off it, is a plant room. Tregoose Farmhouse and Barn has been utilised as a successful holiday letting complex by our clients, and this swimming pool complex has been highly appreciated by virtually all guests.



Tregoose Barn is the smaller of the two residential buildings, yet it has been superbly renovated and now provides spacious, quality accommodation across 3 double bedrooms, all of which house their own en-suite facilities with high quality sanitaryware and underfloor heating. There is a large living/dining room, a kitchen breakfast room and a conservatory all of which benefit from views over the formal gardens which are well stocked with a variety of mature shrubs, trees and plants.

Externally there is a large wrap around patio area with a stone barbecue/pizza oven, there are then steps leading to the formal gardens which are predominately laid with lawn and are enclosed by ancient granite and stone walling topped by trees and bushes providing complete privacy.

A separate single storey barn measuring 54'3" x 32' max. 16' min. provides further potential to expand on this superb complex with planning permission granted for a multi-use function room, ancillary to the main accommodation (planning application number PA20/03716). Alternatively, and subject to the necessary consents and permissions the barn could seamlessly flow with Tregoose Barn to offer further internal accommodation.

In all, this is a superb opportunity to acquire a beautiful range of interesting buildings situated in a highly desirable location in central Cornwall.



## **LOCATION**

Sithney is a small rural hamlet on the north western side of Helston town and Tregoose is a farmstead on the outskirts of Sithney set amidst beautifully unspoilt countryside of open

fields and surrounding woodland. Sithney is conveniently situated within easy reach of all of Helston's wide ranging amenities including an excellent array of shops to the centre with external trading estates and supermarkets. Helston hosts the annual 'Furry Dance' which is internationally renowned and within a short drive of Tregoose are some excellent south coast beaches and beautiful coastal walks accessed from the South West Coast Path.

The local beaches comprise beautiful golden sand and are popular for swimming but also provide some excellent surfing opportunities.

To the south of Helston is Loe Pool which is a freshwater lake held back by a sandy spit (Loe Bar) that fronts the long beach of Porthleven Sands. To the west lies Penzance which is a coastal town that provides another excellent array of shopping, leisure and commercial facilities including a harbour for leisure craft and beyond, following the coast down towards Land's End, are the picturesque fishing villages of Newlyn and Mousehole with the latter being well renowned for its annual Christmas light display.

A short drive away lies the picturesque harbour at Porthleven with its excellent restaurants and also within easy reach is the beautiful countryside and coastline of the Lizard peninsula, the north coast resort of St Ives and at the edge of the estuary the town of Hayle with excellent surfing available on Gwithian beach and Godrevy.

By road Helston is well connected to the A30 which then provides a mainly dual carriageway link to the M5 to Bristol and the A303 to London.

**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

**TREGOOSE FARMHOUSE**

From the courtyard a panelled front door with obscure double glazed screens on either side opening to:-

**ENTRANCE HALL.** Slate flagstone flooring, exposed stone walls, exposed beamed ceiling, radiator, loft access, high level consumer unit. Georgian style uPVC double glazed window to the front elevation overlooking the courtyard with slate sill. Doors to:-

**CLOAKROOM.** White suite comprising low level wc, wall mounted wash hand basin, obscure uPVC double glazed Georgian style window with slate sill, slate flagstone flooring, half height tiled walls with dado rail, extractor fan.

**DRAWING ROOM – 32'7" x 16' with a 14'10" high ceiling height at apex.** A magnificent room with a high vaulted ceiling and



exposed 'A' frame trusses and beams. At one end stands a wide raised slate hearth on which stands a modern cylindrical Scan woodburning stove with clear glazed front. The room is double aspect with three banks of three quarter height uPVC double glazed windows overlooking the courtyard with timber lintels over. Two pairs of uPVC double glazed French doors with a timber lintel over and a further double glazed window overlooking the rear garden and providing superb far reaching rural views. Exposed stone walling to the front and rear elevations, three radiators. Recess with built-in wooden bookshelves, two wagon wheel hanging chandeliers, double glazed multi-panelled door to:-



**CONSERVATORY – 18' x 17' (to the glass).** Built on base level walls, there are large uPVC double glazed windows on three sides and French doors opening onto the raised rear patio. There are superb views over the immaculately landscaped, well stocked rear gardens and rolling rural countryside beyond, high uPVC double glazed roof, two radiators. Double glazed door into:-

**BEDROOM 5 – 12'8" x 11'8".** UPVC double glazed window overlooking the side garden, radiator, two exposed stone walls. Loft hatch access, inset ceiling downlighters. Door returning to the swimming pool complex.

**KITCHEN – 18'4" x 8'5".** Ceramic tiled flooring and exposed beamed ceiling, a comprehensively fitted kitchen with a range of polished granite worksurfaces with ceramic tiled splashbacks, light wood fronted base level cupboards beneath and additional wall mounted cupboards over. Inset 1½ ceramic sink with side drainer and hot and cold mixer tap, Alpha range, Worcester Bosch oil fired central heating boiler with central heating controls above, spaces for further range style oven, dishwasher, washing machine and fridge freezer. Three Georgian style double glazed windows to the rear elevation with slate sills below and timber lintels above benefitting from superb views over the well stocked rear garden and rolling countryside beyond.



**DINING ROOM – 22'3" x 14' with a 9'10" ceiling height.** Entered via slate flagstone step from the entrance hallway with exposed timber floorboards, exposed beamed ceiling and exposed timber pillar, two large double glazed sash windows to the front and rear elevation with exposed granite surrounds and timber lintels over, one of which overlooks the rear garden and rolling countryside beyond. Large exposed granite fireplace with slate hearth and granite lintel over housing a Scan woodburning stove, a further secondary granite fireplace with granite lintel over (display only). Two radiators, understairs laundry cupboard with space for tumble dryer and door to:-



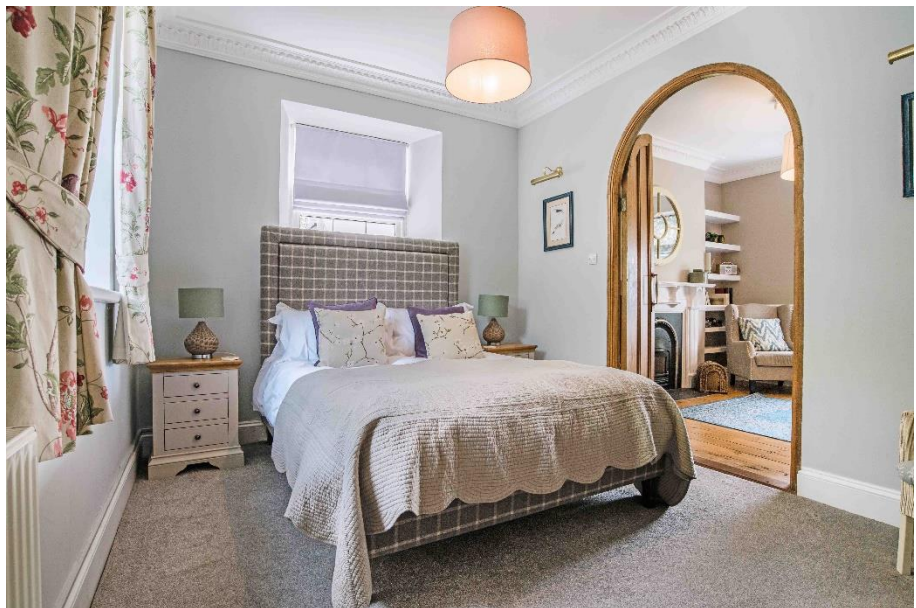
**SHOWER ROOM.** Ceramic tiled flooring and two full height ceramic tiled walls, low flush wc, mounted wash hand basin with hot and cold mixer tap, tiled splashback, vanity drawer beneath, walk-in shower with mosaic tiled flooring with shower over, tiled surround and glass screen. Airing cupboard housing hot water tank with shelving and hanging space. Exposed granite wall, obscure double glazed sash window to the side elevation with a slate sill, loft access, uPVC entrance door opening to the front courtyard.

**REAR ENTRANCE HALL** (previously the main entrance to the property). UPVC entrance door with high level double glazed window above opening onto the rear garden. Granite hearth, recessed mat well, period tessellated tiled flooring and stairs ascending to the first floor landing. Radiator, high level boxed-in electric fuse boards.

**FAMILY ROOM – 14'5" x 11'8"**. Exposed timber flooring, large recessed uPVC double glazed window with oak window seat beneath, providing panoramic views over open countryside. On one wall is an attractive period fireplace, woodburning stove with glazed front. Ornate period style wooden outer surround and mantel over a slate hearth. Ornate corniced ceiling with ornate central ceiling rose, radiator. Wooden panelled door returning to the rear entrance hall and superb twin arch exposed oak doors with brass furniture, opening onto:-



**BEDROOM 6 – 13'11" x 10'**. Dual aspect with uPVC double glazed sliding sash window to the front and side elevations, deep sills beneath, overlooking the gardens, ornate corniced ceiling with ornate central ceiling rose, radiator. Door to:-



## FIRST FLOOR

**LANDING.** Turning staircase from the rear entrance hall, timber handrail and spindles leading to a half landing with a superb double height archway to the front elevation with two inset obscure double glazed windows allowing much natural light, further stairs leading to the landing with loft access and doors to:-



**PRINCIPAL BEDROOM – 11'10" x 11'3"**. Large recessed uPVC double glazed window with deep wooden sill beneath, providing panoramic views over unspoilt countryside, exposed white painted ceiling beams. Radiator. Wooden panelled door to:-



**EN-SUITE SHOWER ROOM.** Decorative ceramic tiled flooring and half height timber panelling, low flush wc, mounted wash hand basin with hot and cold mixer tap and vanity cupboards beneath, double shower unit with rainwater shower head over and additional shower attachment, recessed storage shelf, glass door. Radiator, extractor fan, heated towel rail and obscure double glazed window to the side elevation.

**BEDROOM 2 – 13'2" x 10'8"**. Large recessed uPVC double glazed sliding sash window with deep wooden sill beneath providing panoramic views over open countryside. Ornate period fireplace with cast iron inner surround and outer wooden surround and mantel with a slate hearth beneath. White painted beamed ceiling, two wall light points, radiator.



**BEDROOM 3 - 14'2 x 8'9"**. Large recessed uPVC double glazed sliding sash window with deep sill beneath, overlooking the courtyard and gardens. Part-exposed stone walling, white painted wooden panelled ceiling, radiator.

**BEDROOM 4 – 9'6" x 9'5"**. Exposed beam ceiling, large double glazed sash window to the rear elevation with exposed granite surround and deep window sill providing panoramic views over the well stocked rear garden and surrounding countryside, radiator.

**FAMILY BATHROOM.**

Decorative ceramic tiled flooring, half height wooden panelled walls, low flush wc, inset wash hand basin with hot and cold mixer tap and vanity cupboard beneath, two electric shaving points, panelled bath with hot and cold mixer tap, rainwater shower above and additional shower attachment, tiled surrounding, glass screen, radiator, heated towel rail, extractor fan, obscure double glazed sash window to the front elevation.

**SWIMMING POOL COMPLEX**

A wooden panelled door at the rear of the drawing room opens onto an inner hallway with turquoise mosaic style ceramic tiled flooring, part exposed stone walling, inset ceiling downlighter, wooden panelled door returning to the games room/bedroom 5 and further doors off to:-

**SECOND CLOAKROOM.** White suite comprising low level wc, wall mounted wash hand basin, turquoise coloured mosaic ceramic tiled flooring, inset ceiling downlighter.



**SWIMMING POOL ROOM – 39'2" x 12'** plus a built-in fully tiled large white shower area at one end with fitted Mira electric shower unit and inset downlighter above. There is a large central swimming pool (26'2" x 8') with mosaic ceramic tiled liner and spa recess at one end with steps down into the pool. The pool has current jets enabling you to swim against an adjustable current and the entire floor area for this room is turquoise mosaic ceramic tiling to match the swimming pool. There are exposed stone walls on all sides with high vaulted ceiling and exposed 'A' frame trusses with a bank of four obscure double glazed windows on one side and two on the other, providing plenty of natural light. There are spotlight points to every other beam and two radiators on one side. Two wooden panelled doors open onto the courtyard and the:-

**POOL EQUIPMENT ROOM.** Oil fired boiler to heat the swimming pool together with all the necessary filtration and pumping equipment, door to side garden.

### **TREGOOSE BARN**

Recessed wooden panelled part-glazed door with a glazed screen to one side opening onto:-

**L-SHAPED ENTRANCE HALL.** Recessed mat well, exposed stone wall, radiator, understairs storage cupboard with space for tumble dryer, further understairs cupboards. Enclosed RCD fuse board. Door to:-

**CLOAKROOM.** White suite comprising low level wc, wall mounted wash hand basin, part wooden panelled walling, wood effect vinyl flooring.

**OPEN-PLAN SITTING / DINING ROOM – 37'5" x 16'2" max.**

**SITTING ROOM.** Range of painted exposed stone walling, large double glazed windows to the front and rear elevations with deep sills, radiator, arched alcoves with built-in shelving, double glazed French doors to the side elevation opening onto a broad patio area.



**DINING ROOM.** Part exposed stone wall, radiator, double glazed window to the rear elevation overlooking the well stocked garden, further door returning to the entrance hall.

**KITCHEN / BREAKFAST ROOM – 15'8" x 12'7"**. Laminate flooring, a comprehensively fitted kitchen with a range of worksurfaces, matt finished cupboards below, double low level integrated Neff ovens with five ring ceramic hob, tiled splashback, timber lintel over and inset extractor fan, 1½ bowl composite sink with side drainer and hot and cold mixer tap, integrated Indesit dishwasher and further double cupboard with space for washing machine. Large Georgian style double glazed window to the front elevation overlooking the courtyard with timber sill, two further double glazed windows to the front and rear elevations, Honeywell central heating/hot water control, uPVC part glazed entrance door opening to:-



**CONSERVATORY – 15'5" x 14'4" to the glass.** Surrounded on three sides by uPVC double glazed units overlooking the gardens with a uPVC part-glazed door to one side opening onto the side path and garden. Ceramic tiled flooring, obscure roofing panels, radiator.

### FIRST FLOOR

**LANDING.** Staircase leading from the entrance hall with wooden handrails and spindles beneath, rising to a galleried landing with painted exposed stone wall and two broad double glazed windows to the front elevation overlooking the courtyard with deep sills, radiator, loft access, storage cupboard. Doors to:-

**BEDROOM 1 – 17'4" x 15'4" inclusive of en-suite shower room.** A dual aspect room with one large ¾ height double glazed window to the side elevation with deep sill overlooking the immaculately manicured and well stocked gardens, a further double glazed window to the rear elevation with deep sill, radiator, en-suite underfloor heating control. Door to:-



### EN-SUITE SHOWER

**ROOM.** Ceramic tiled flooring, low flush wc, his and hers mounted wash hand basins with hot and cold taps, backlit wall mounted mirrors and a range of vanity cupboards beneath, walk-in shower with rainwater shower above and additional shower attachment, tiled surround, glass screen, extractor fan, heated towel rail.



**BEDROOM 2 – 15'5" x 11'6"**. A dual aspect room with one large double glazed window to the front elevation overlooking the courtyard area and two further double glazed windows to the front and rear elevations. Integrated wardrobe with hanging space, radiator, underfloor heating control for en-suite. Door to:-

**EN-SUITE BATH / SHOWER ROOM.** Ceramic tiled flooring and half height ceramic tiled walls, low flush wc, mounted wash hand basin with hot and cold mixer tap with tiled surround and vanity cupboards beneath, wall mounted downlighter, panelled double ended bath with hot and cold mixer tap and shower attachment, walk-in

double shower with rainwater shower over and additional shower attachment, tiled surround and glass screen. Heated towel rail, obscure double glazed window to the rear elevation, extractor fan.



**BEDROOM 3 – 12'6" x 8'1" not inclusive of walk-in wardrobe area.** Large double glazed window to the rear elevation overlooking the well stocked gardens with deep sill beneath, open fronted walk-in wardrobe area with hanging space, radiator, underfloor heating control for en-suite shower room. Door to:-



### **EN-SUITE SHOWER**

**ROOM.** Ceramic tiled flooring, low flush wc, mounted inset wash hand basin with hot and cold mixer tap and vanity cupboards beneath, backlit wall mounted mirror over, walk-in double shower with rainwater shower head and shower attachment, tiled surround and sliding glass door, heated towel rail, extractor fan.

## OUTSIDE

Adjacent to Tregoose Barn is:-

**BARN TWO – 54'3" long x 16' min, 32' max.** Built of stone and sub divided into three areas partially divided by partitioning walls with double glazed windows overlooking the courtyard and further windows overlooking the gardens. Plenty of eaves storage space, two large vehicular doors to the rear of the barn enjoy a secondary concreted access with a gateway in off the lane to allow vehicular access to the barn so that it can act as garaging. Two pedestrian doors returning to the front courtyard, electric light and power points with a separate wall mounted electric consumer circuit breaker board. This barn has planning permission for conversion to a multi-use function room which is ancillary to the main accommodation, under planning application PA20/03716.



Both Tregoose Farmhouse and Tregoose Barn are approached from a large gravelled courtyard with the granite farmhouse and barns forming three sides of the courtyard which provides ample parking/turning area for numerous vehicles and a freshwater tap to one side. On the outside of the farmhouse and barns are the formal gardens for both with Tregoose Farmhouse having a large raised paved terrace with granite and stone piers reinforcing ornate wrought iron safety railings around the terrace. Two flights of paved steps descend to a large area of lawn with well planted flower and shrub bed borders and natural stone retaining walls/hedging beyond which lies a beautiful panorama of open fields and woodland.

Our clients have purchased a portion of the field in front of the formal gardens which is wire fenced and has a drinking trough in it with a separate six bar metal vehicular gate back to the lane. The formal gardens at the front of the house feature various flowering shrubs and small trees to the boundaries providing good privacy and wind breaks, there is a small but

extremely attractive side garden incorporating a central brick and shingled pot standing area with central herb garden and outer brick and timber divides hold back well stocked flower, shrub and rose beds on all sides. A door from the pathway leading into this garden, opens onto a gardener's wc, beside the gardener's wc are freshwater taps/connectors and there is an aluminium framed greenhouse at the side of the house. There is a further wooden vehicular gate hung between granite pillars on one side of the courtyard which provides a secondary access out onto the approach lane.



Tregoose Barn has a large formal garden area accessed from the sitting room with a broad paved sun terrace and granite built barbeque area with steps up to a gently sloping beautifully tended lawn surrounded by mature trees. The gardens are well stocked with a variety of flowers and shrubs and a large patio immediately adjacent to the barn. Beyond the formal gardens is an area of wild bluebell woodland with raised vegetable beds, an orchard area and a summer house which provides a lovely area that encircles the formal gardens.



The boundaries to the lane comprise ancient granite and stone walling topped by trees and bushes providing privacy and there is a further small lean-to store at the end of Barn Two timber stable doors to the front providing an implement/wood store. All around the courtyard is a raised cobbled footpath accessing the farmhouse and barns, raised above the general level of the courtyard by



large granite cut blocks. Behind the pool complex is an area of planted gardens which also house (in a tucked away position) the oil storage tank and wood stores etc., the oil fired boiler for Tregoose Barn is also situated in this location.

**In all, the grounds extend to 1¾ acres.**

### **GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** – TR13 0RT.

**SERVICES** – Each property has separate services laid on, comprising:- mains water (sub-metered), mains electricity, private drainage, oil fired central heating, solar PV panels are fitted to a roof and we understand attract the highest level of feed-in tariff which our vendors inform us provides them with approximately £2,000 per annum, telephone/broadband subject to supplier's regulations.

**COUNCIL TAX BAND** – E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

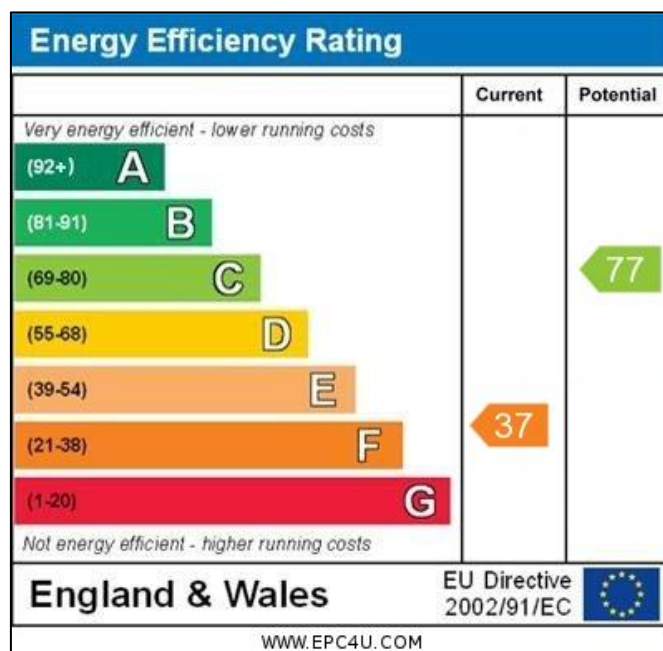
**DIRECTIONS** – From Helston proceed south west on the A394 towards Penzance. Ascend the hill out of Helston and at the crest of the hill turn right towards Hayle B3302 and Camborne, next to the Chris Nicholls Motors. Follow this road for half a mile and then turn right signposted Gwavas and Lower Town. Follow the road down into a valley and at a crossroads near the bottom of the valley turn left next to a stream with some iron railings on both sides of the road. Follow this lane for 100 yards or so and turn right marked 'No through road' next to an old stone cottage. Follow this lane alongside a stream through a wooded avenue, up the hill and the entrance to Tregoose is the first that you come to on the left hand side at the top of the hill.

**AGENT’S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



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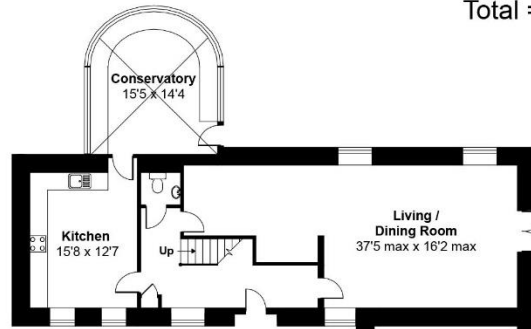
# Tregoose Farmhouse And Barn, Sithney, Helston

Approximate Area = 3375 sq ft / 313.5 sq m (excludes WC)

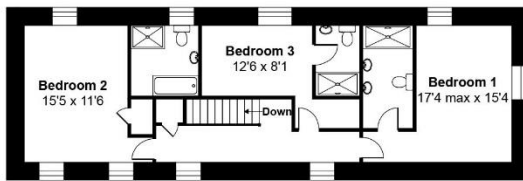
Tregoose Barn = 3135 sq ft / 291.2 sq m

Total = 6510 sq ft / 604.7 sq m

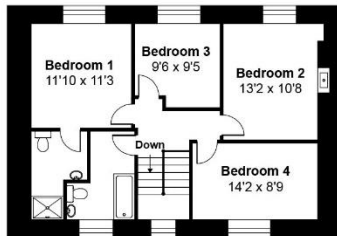
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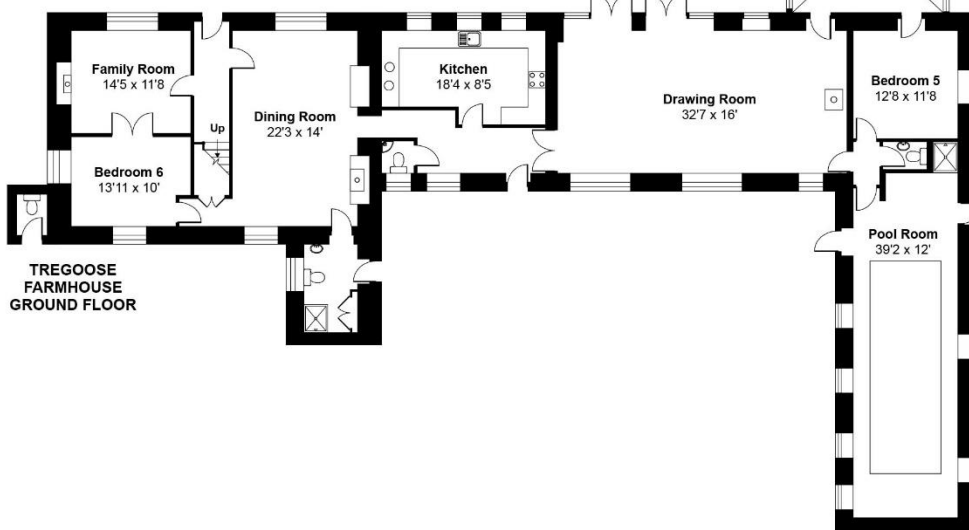
TREGOOSE BARN GROUND FLOOR



TREGOOSE BARN FIRST FLOOR



TREGOOSE FARMHOUSE FIRST FLOOR



TREGOOSE FARMHOUSE GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Lillcrap Chilcott. REF: 966236

