

STAGS

Higher Tregidden







Higher Tregidden,

Tregidden, St Martin, Helston, Cornwall, TR12 6DS

Helford Village - 3 miles Porthallow - 4 miles St Keverne - 3 miles

A picturesque, character farmhouse with a pair of converted holiday barns set within just under 6 acres of land in a tranquil rural valley, close to the Helford River

- Gorgeous five bedroom former farmhouse
- Pair of attractive converted holiday barns
- Further outbuildings with potential
- Idyllic mature gardens and grounds
- Paddocks, orchard and wild wood
- Close to the coast and Helford River
- Scenic valley setting
- Freehold
- Rateable Values £3,500 & £3,500
- Council Tax Band F

Guide Price £1,350,000

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SITUATION

Higher Tregidden is situated in a peaceful rural valley on the unspoilt Lizard Peninsula, an Area of Outstanding Natural Beauty, renowned for its dramatic coastline, sheltered creeks and attractive countryside. The property enjoys a tranquil setting surrounded by open farmland while remaining conveniently placed for access to local villages and the coast.

The nearby creekside village of Helford, set on the banks of the picturesque Helford River, is well known for its sailing club, waterside walks and traditional inn. Also close by is the small coastal hamlet of Gillan, overlooking Gillan Creek and offering access to quiet beaches and beautiful creeks leading to the Helford estuary. The historic village of St Keverne is within easy reach and provides day-to-day amenities including a village shop, public houses, a primary school and community facilities.

The market town of Helston lies approximately 9 miles away and provides a more comprehensive range of shopping, schooling and leisure facilities. The surrounding area of Cornwall offers outstanding opportunities for coastal walking, sailing and outdoor pursuits, making this a particularly attractive location for those seeking a peaceful rural lifestyle close to the coast and countryside.

THE PROPERTY

Set within just under six acres of land, Higher Tregidden is a charming, non-listed period home accompanied by two attractive holiday cottages and a selection of outbuildings. The substantial former farmhouse, which faces approximately south-east, features an impressive exposed stone and granite façade and enjoys beautiful pastoral views across the surrounding countryside.

Located just below the main house are Cob Cottage and James Cottage, a pair of sympathetically converted barns that provide characterful holiday accommodation in this wonderful rural setting.

The properties are surrounded by mature, well-established gardens and grounds, along with paddocks, an orchard, and an area of woodland.

THE FARMHOUSE

This substantial family home is entered through a welcoming reception hall featuring a slate floor and staircase rising to the first floor. On either side of the hallway are the sitting room and dining room, both well-proportioned rooms with exposed beam ceilings and fireplaces fitted with wood-burning stoves.

The farmhouse-style kitchen is situated at the rear of the property and is appointed with a range of Shaker-style units beneath granite work surfaces, along with an Aga and slate flooring. A study, rear porch, and cloakroom complete the ground floor accommodation.

Upstairs, there are five bedrooms and a family bathroom with a roll-top bath. The spacious principal bedroom benefits from an en-suite shower room.













THE COTTAGES & OUTBUILDINGS

Cob Cottage – The ground floor features an open-plan living area with an exposed beam ceiling and doors opening onto the gardens and sun terraces. Upstairs there are three bedrooms and a bathroom.

James Cottage – The sitting room overlooks the gardens and features a wood-burning stove, while to the rear there is a kitchen/dining room and a bedroom. The first floor provides two further bedrooms and a bathroom.

Games Barn – This attractive barn overlooks the central lawn and previously benefited from planning consent for an additional holiday cottage. The upper floor has since been converted into a spacious games room, while the undercroft provides useful storage. A laundry room is attached to the cottages.

Open fronted barn - Separated into two bays with a large built in pizza oven.

GARDENS & GROUNDS

Higher Tregidden is approached via a driveway that skirts the edge of the gardens, providing private parking for at least five vehicles before continuing on to the cottages, which have additional parking, to the rear of the farmhouse. The mature grounds surrounding the properties are predominantly laid to lawn, complemented by a variety of established flowers, shrubs, and trees. In an elevated section of the garden a productive vegetable plot, beyond which lies a gently sloping paddock with stables, woodsheds and a field shelter.

On the opposite side of the lane there is an additional paddock, along with an orchard and an area of natural woodland.

A private haven surrounded and immersed in natural beauty with the majority of windows in both main house and cottages offering stunning rural and garden aspects. Privacy throughout the grounds is a defining feature.

SERVICES

Mains electricity. Private drainage via a septic tank. Private water supply from a borehole and additional spring. Oil fired central heating. Variable to good outdoor mobile coverage (Ofcom). Standard broadband in the area (Ofcom).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

Cornwall's Definitive Map indicates a public footpath passing down the driveway and out across surrounding countryside. The sale will be subject to and with the benefit of all wayleaves, easements and rights of way.

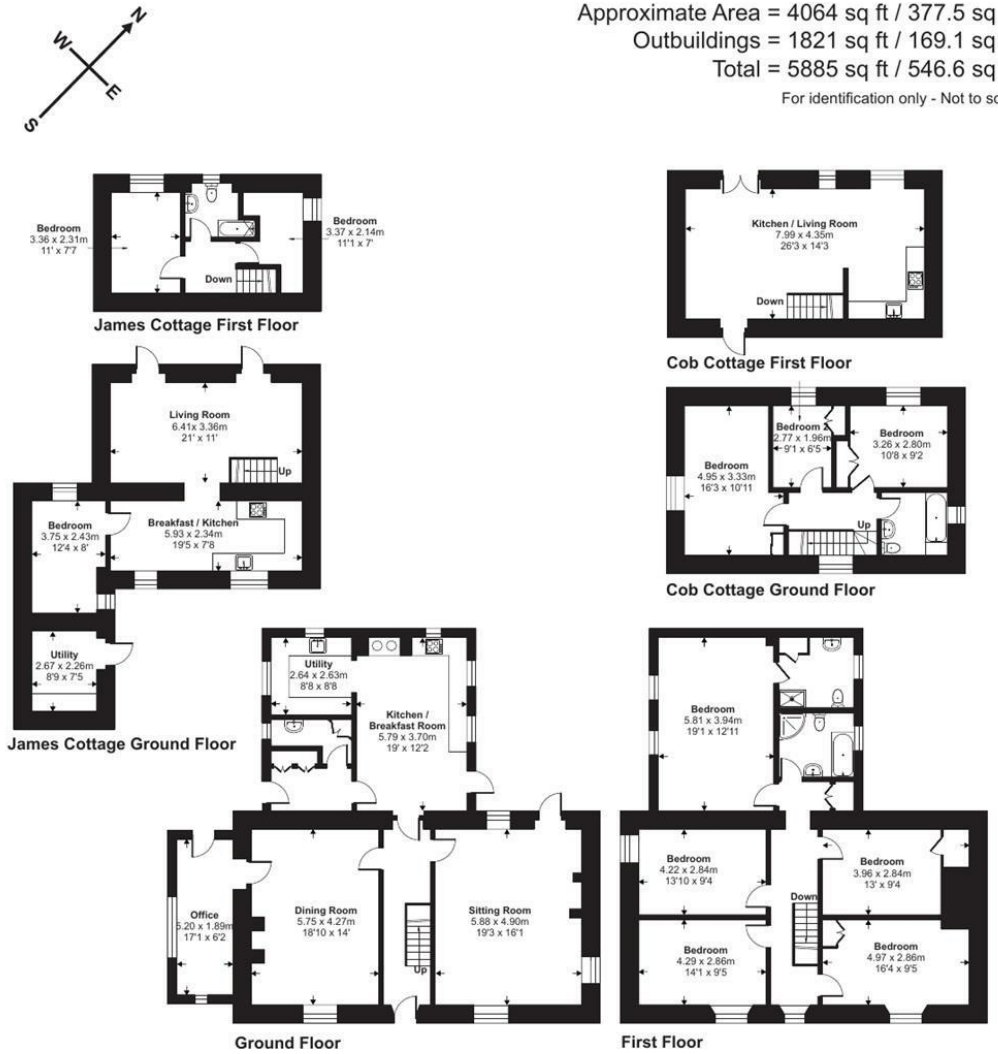
VIEWINGS

Strictly by prior appointment with Stags Truro Office

DIRECTIONS

What3words: ///upholding.blizzard.secret

Approximate Area = 4064 sq ft / 377.5 sq m
Outbuildings = 1821 sq ft / 169.1 sq m
Total = 5885 sq ft / 546.6 sq m
For identification only - Not to scale



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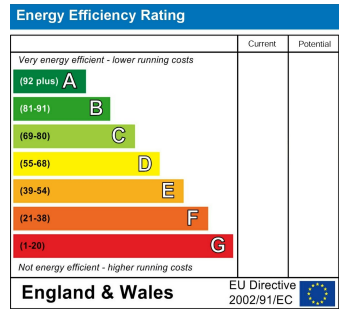

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