

THE FARMHOUSE

TREVIADES • CONSTANTINE



savills

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FALMOUTH • TR11 5RG

A charming double fronted semi-detached period stone farm house in the pretty hamlet of Treviades. Beautifully decorated, full of character and original features, striking fitted kitchen with Rayburn, four large double bedrooms and two sitting rooms, log burner

DISTANCES

Port Navas - 1 • Constantine - 1

Helford Passage - 3 • Falmouth - 6.5

Truro - 12.5 • Cornwall Airport (Newquay) - 31.5

(all distances are approximate and in miles)

ACCOMMODATION

Period double fronted stone cottage • Idyllic rural location

Spacious sitting room and separate snug room

Beautiful fitted kitchen with Rayburn • Separate utility/wc

Four large double bedrooms • Large luxurious bathroom

Decorated to an exceptional standard

Pretty courtyard garden • Garage

Convenient for Falmouth and the Helford river





PROPERTY

Period double fronted stone farmhouse decorated to an exceptional standard in an idyllic setting. The ground floor boasts a large, recently refurbished, farmhouse kitchen with Rayburn, and gorgeous wooden fitted cupboards, quartz worktops and stylish tiles. A separate utility room/wc has space for washing machine and dryer. The large sitting room has a natural slate floor with exposed beams and an attractive log burner, with views and double doors out to the pretty front courtyard garden. A second smaller sitting room is the perfect snug room for children, with access to a walled courtyard garden with a useful store/shed and plenty of space for a garden table and chairs. The first floor boasts four large double bedrooms with pretty fitted wardrobes and a spacious family bathroom all charmingly decorated to a luxurious standard. Parking is available in the lane and to the rear.

LOCATION

The hamlet of Treviades is set between Port Navas and Constantine, on the north side of the Helford River. Constantine is a busy village with a well-regarded primary school, a popular store/delicatessen with a nationally renowned range of fine wines and spirits, a local shop and post office, pub, doctors' surgery, performing arts venue and church. Port Navas, on the banks of Port Navas Creek, has a yacht club with restaurant, church and riding stables.

The Helford River is one of the most beautiful, historic and unspoilt rivers in Cornwall, with its deep valleys, ancient oak forests and hidden creeks that cut inland along this sheltered part of the south Cornwall coast. It was renowned as a haven for pirates and inspired many writers, famously Daphne du Maurier with her Frenchman's Creek

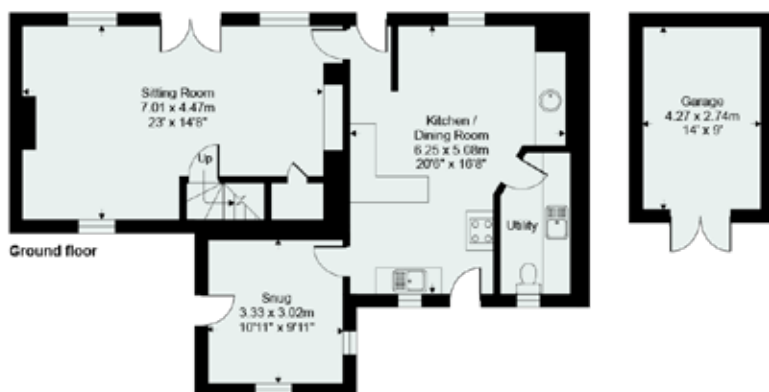
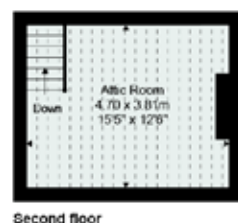
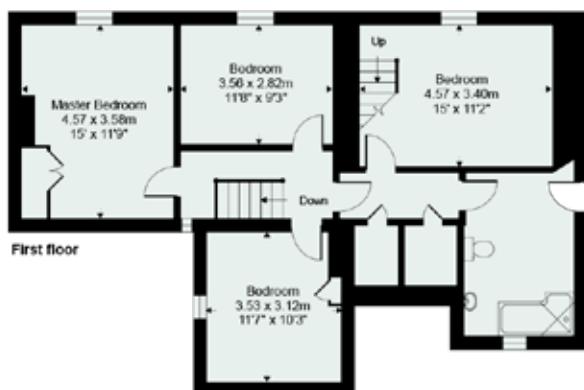
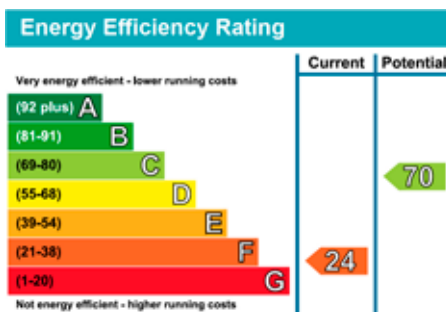


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Total Gross internal floor area (approx):

1918 sq.m. / 178.1 sq.ft.

(Includes Restricted Head Height & Excludes Store)



Denotes restricted head height



novel. There are many small quays and secluded coves on the river to visit by boat, while a pedestrian ferry links the north and south banks.

The area offers safe swimming and sailing facilities and a wonderful natural harbour from which to explore the south Cornish coast, much of which is owned and protected by the National Trust. As well as having fine coastal walks and creek paths, the area also has a mild climate suited to many sub-tropical plants, as the famous gardens of Glendurgan and Trebah illustrate so well.

ADDITIONAL INFORMATION

The vibrant harbour and university town of Falmouth, with its beaches, yacht marinas, National Maritime Museum, varied restaurants and The Royal Cornwall Yacht Club is just 7 miles away and has various primary and secondary schools. The cathedral city of Truro is 12.5 miles away and provides an excellent range of shopping and schooling facilities together with a mainline rail link to London Paddington. Cornwall Airport (Newquay) provides four daily return flights to London Heathrow, along with other domestic and international destinations.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc, are specifically excluded but may be available by separate negotiation.

DIRECTIONS

From Truro follow the A39 signposted to Falmouth until reaching the Treluswell roundabout and continue straight over. At the double roundabout at Treliwer take the second exit at both and head towards Mabe Burnhouse. Continue past the New Inn on your left. At the crossroads, turn right and continue until you reach a left turn towards Constantine. Follow the road for approximately two miles before turning left towards Port Navas and Mawnan, then left again. Immediately after Treviades Barton on your left turn left again down a single track lane and the Farmhouse will be found on your right.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE:

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