



TREGISSWYN FARM HOUSE

H Tiddy

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NR RUAN HIGH LANES, CORNWALL, TR2 5LD

Set within tranquil countryside of blissful surroundings, this immaculate and charming spacious four-bedroom Farmhouse offers the true country escape in the Roseland Peninsula, sitting amidst 7 acres of grounds with stabling, triple garage, detached annexe, detached summerhouse, woodland area and beautifully maintained mature gardens.

The accommodation comprises:

(Gross Internal Floor Area: 1971 sq ft /183 sq m)

Ground Floor: Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Fitted Kitchen Breakfast Room, Rear Hall, Utility Room, Cloakroom.

First Floor: Landing, Three / Four Bedrooms (One with En Suite Shower), Family Bathroom.

Annexe: Open Plan Kitchen, Living Room, Bedroom, Shower Room.

Outside: Landscaped surrounding Gardens, Ample Parking, Triple Garage, Stables and Workshop and Summerhouse

Location summary – (distances and times are approximate)

Ruan High Lanes: 1.3 miles. Ruan Lanihorne: 1.6 miles. St Mawes: 7 miles. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry or 11.5 miles by road.

Falmouth: 15 miles by car ferry. Cornwall Airport Newquay: 19 miles (regular flights to London and other UK regional airports).

St Austell: 12 miles (London Paddington 4.5 hours by rail).

Viewing only by appointment with H Tiddy.



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Location – Ruan High Lanes

The small rural village of Ruan High Lanes is approximately 6 miles away from the unspoiled and exclusive Cornish coastal village of St Mawes which was voted in 2020 by a Which? Customer Survey as the “Top Seaside Town in the UK”. This enchanting south facing harbour village, named “Britain’s St Tropez” by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a good wide range of amenities, which are open all year, including butchers, bakers, convenience store, post office/newsagent, doctors, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

St Mawes has long been one of the West Country’s more

desirable and exclusive destinations, with Olga Polizzi’s Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has

a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Olly Pierrepont at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

Description

Approached via a quiet country lane which connects back to the main road with easy access to Truro, St Austell and also the King Harry Car Ferry to get across to the Falmouth side of the River Fal. The farmhouse sits behind a large double gate with a sweeping driveway for ample parking, leading to the detached triple garage / workshop. Within minutes of being at the property you will feel enveloped in beautiful surrounding scenery with rolling countryside and no evident properties in sight.

The House

The farmhouse is incredibly spacious with an abundance of rooms to enjoy your own space but also boasts a most impressive kitchen breakfast area for all the family to enjoy together. Upon entering the porch / boot room which leads into a lovely hallway where to the right is a lovely cosy living area with log burner. To the left of the hallway is the dining room which is currently being used as a reading room. From both of these rooms there is access to the lovely 28' kitchen breakfast room, beautifully fitted with an attractive range of units, a stunning room with plenty of light flooding in and with views of the gardens and countryside beyond. From the kitchen there is a rear hall / second boot room with access to the gardens and also to the fitted utility room with cloakroom off. The property is extremely well maintained with high quality fittings throughout.

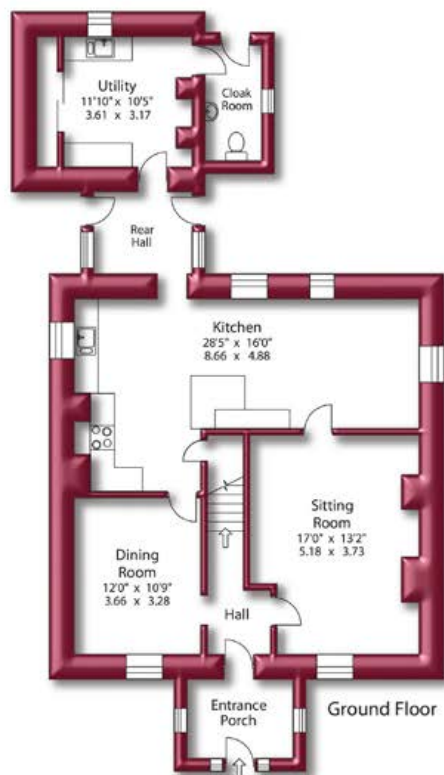
Upstairs are three / four bedrooms with one of the bedrooms having an en suite shower, this room could be utilised as a dressing room. Two of the spacious bedrooms to the front of the property have stunning views across the surrounding countryside and beyond. The family bathroom sits central to the property and is an excellent size with a roll-top bath and a separate shower cubicle. Again, the bathroom has wonderful views over the gardens and beyond.

Tregisswyn Farmhouse has a wonderful feel about it and is beautifully presented throughout having been carefully updated but very much in keeping with its character and period.

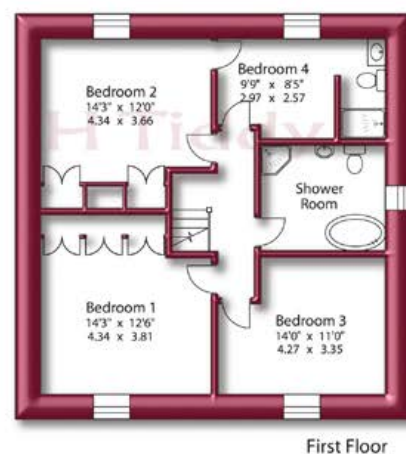
The Annexe

To the side of the property is a recently completed very attractive self-contained annexe also enjoying the stunning countryside views which surround the property. On entering through large double doors, the living area is laid out near the entrance with the fitted kitchen area to the side and bedroom area to the rear with a high-quality spacious shower room to the side. This layout means the views can be enjoyed from every angle. This annexe, like the main house, has a wonderful feel to it and is of supreme quality.

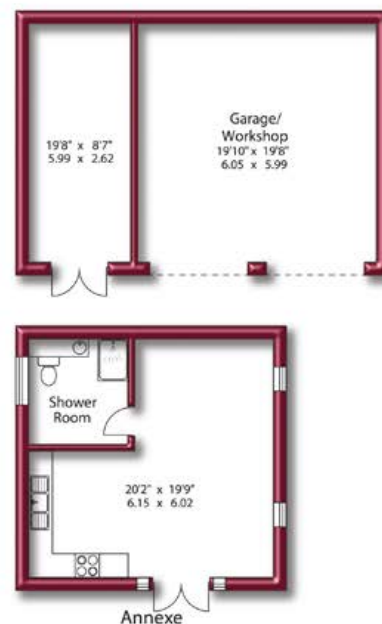




Approx Gross Internal Floor Area = 1971 Sq. Feet
(Excluding Annexe and Garage) = 183 Sq. Metres



For illustrative purposes only. Not to scale.



The Gardens and Grounds

Seven acres in total, the grounds, which are mostly made up of paddock leading down to the woodland area bordering a stream where the current owners have a natural path through this area to enjoy all the beautiful trees and plants. The grounds have been carefully separated into areas such as the main house gardens, a side 'wildflower' garden, stables and pasture, fruit trees orchard area, fields / paddock, woodland area and parking area where the triple garage / workshop is tucked away. This has power and light connected and plenty of storage space.

General Information

Services and Specifications: Mains water and electricity. Private drainage. Telephone (Ultrafast broadband enabled). Oil fired central heating. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy Performance Certificate Rating:

Main House F and Annexe D.

Council Tax Band E

Tenure: Freehold.

Viewing: Strictly by appointment with H Tiddy.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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