



The Grange

Treviades, Constantine



The Grange, Treviades, Constantine, Cornwall, TR11 5RG

Enjoying an idyllic, discreet and traffic-free position close to Port Navas and the Helford River, this utterly charming barn conversion is available for the first time in 27 years and commands stunning far-reaching views over miles of unspoilt rolling countryside to the south and west.

Distances

Potager garden and café – 0.4; Port Navas – 1; Constantine – 1.2; Mawnan Smith – 2.5; Trebah Garden – 2.8; Glendurgan Garden (National Trust) – 2.9; Helford Passage – 3; Maenporth Beach – 4.3; Falmouth – 6; Truro – 13; Cornwall Airport (Newquay) – 31
(All distances are approximate and in miles)



The location

Treviades is a rural hamlet located between Port Navas and Constantine to the north of The Helford River and sits within an Area of Outstanding Natural Beauty. This timeless and unspoilt setting provides the most peaceful lifestyle, away from the madding crowd, but still within easy reach of bustling Falmouth; any wonder the current owner has been there for almost three decades.

The picturesque creekside village of Port Navas, set on the Helford River, is within walking distance and has an active community with a village hall. The Port Navas Yacht Club provides mooring facilities, bar and restaurant.

Constantine provides a wider range of amenities including primary school, doctors' surgery, a community and arts centre (The Tolman Centre), church with community café, pub and two village stores, one providing an outstanding selection of spirits and wine.

The Helford River is one of the most picturesque estuaries in Cornwall with many secluded coves and beaches on the river to visit by boat. An AONB favoured by walkers, wildlife enthusiasts and boat lovers alike, 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.

The vibrant university town of Falmouth, with its beaches, yacht marinas, National Maritime Museum, eclectic mix of restaurants and thriving arts scene is just six miles away. The cathedral city of Truro is 13 miles to the north and provides an excellent range of shopping and schooling together with a mainline rail link to London Paddington..





The property

- Charming, characterful and spacious barn conversion
- One of three within short 'terrace' of attractive stone elevations
- Stunning position enjoying far reaching and uninterrupted views over miles of open countryside
- South and westerly aspect
- Traffic-free position
- Attractive entrance to the spacious dining room with parquet flooring, exposed stone wall and granite fireplace with Morso woodburner.
- Double aspect kitchen / breakfast room with Rayburn
- Utility room with access to the rear gardens
- Elegant double aspect sitting room with woodburner and fine views over the beautifully stoked gardens
- Garden room with stunning countryside views and French doors to the terrace
- Study enjoying the fine far-reaching views
- Snug / playroom with fitted shelving
- Ground floor WC / cloakroom
- Incredibly well-proportioned double aspect master bedroom enjoying the far-reaching outlook. With fitted wardrobes and well-appointed en suite shower room with eaves storage to either side.
- Three further double bedrooms, all enjoying views over the gardens and one with built-in wardrobes and basin.
- Family bathroom



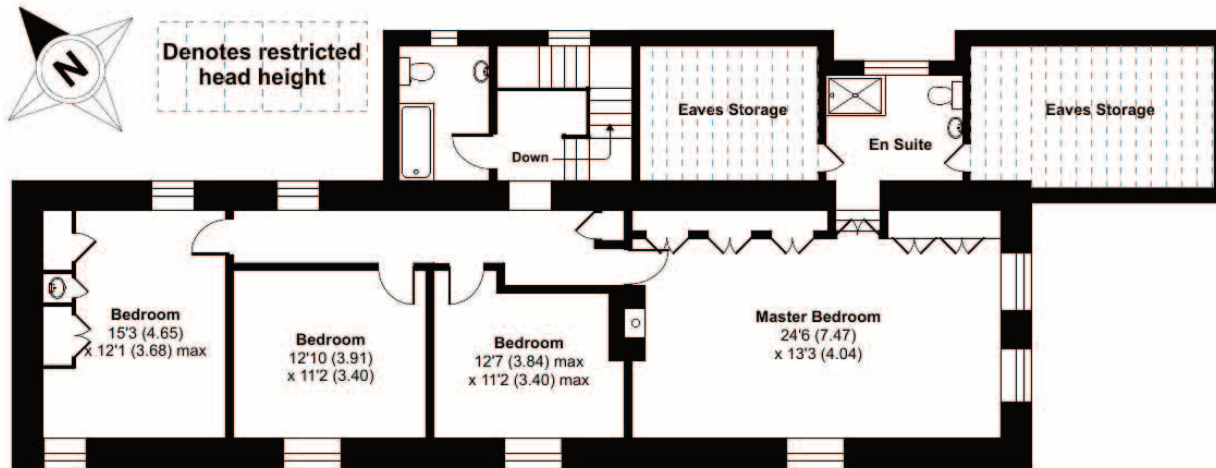
The Gardens and outbuilding

- Detached stone outbuilding, re-roofed, and with three skylights. Currently divided to provide two areas of useful storage. – huge scope to convert into studio / home office (subject to any necessary consents)
- Gated brick-paved driveway providing parking for three cars
- Lawned garden with beautifully stocked borders, adjoining open countryside and enjoying the fabulous views
- Brick paved terrace providing plenty of space to dine and relax
- Enclosed rear courtyard with raised borders with access from the dining room and utility
- Carport / store – located at the top of the drive

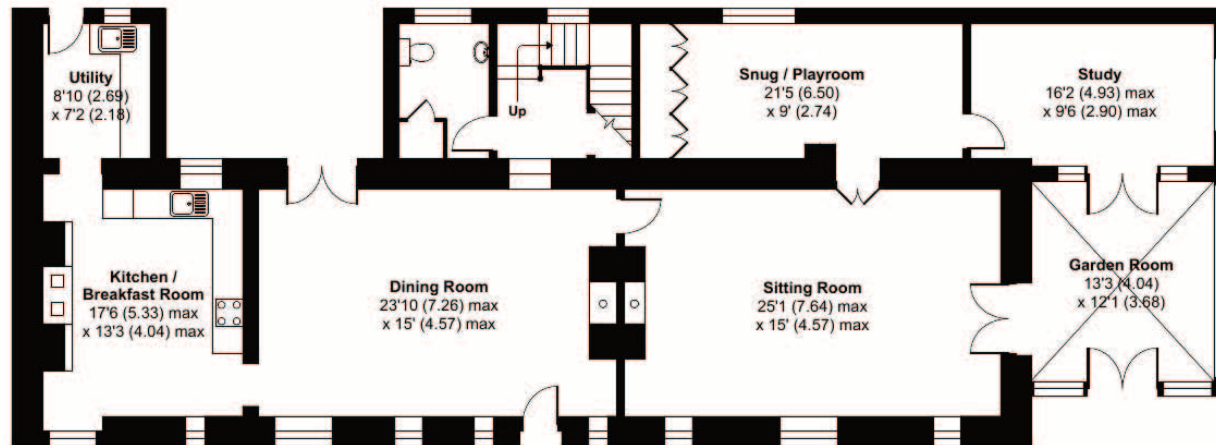
The Grange, Treviades, Constantine, Falmouth, TR11 5RG

Main House = 3341 sq ft / 310.3 sq m
Total = 3911 sq ft / 363.3 sq m (includes garage & outbuildings)
Limited Use Area(s) = 257 sq ft / 23.8 sq m

For identification only - Not to scale



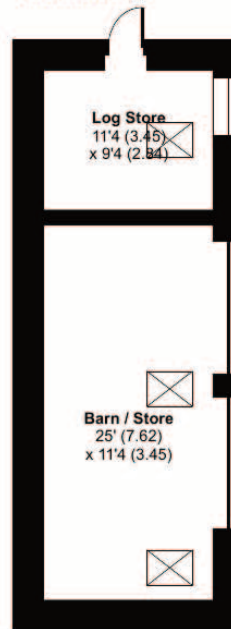
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Tenure, services and general information

Freehold. Mains electricity and water. Private drainage (shared with two adjoining properties). Oil fired central heating. Broadband: Superfast fibre is available in the postcode. Council Tax band G.

What 3 Words ///perfumed.traders.classmate

Directions

From Truro follow the A39 signposted to Falmouth until reaching the Treluswell roundabout and continue straight over. At the double roundabouts at Treliever take the second exit at both and head towards Mabe Burnthouse. Continue past the New Inn on your left-hand side. At the crossroads, turn right and continue for approximately ½ mile and take the left, signposted Constantine and Port Navas. Follow the road for approximately two miles, passing through High Cross. Turn left, signposted towards Port Navas and Mawnan. Follow the lane for 0.3 miles and turn left between Treviades Barton and Treviades Melyn. After a short distance along the lane, take the first right and the gates for The Grange are situated at the end of the drive.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Shore Partnership Limited. REF: 837798

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	40 E	
21-38	F		
1-20	G		



PROPERTY AGENTS

Where you live matters

www.shorepartnership.com

contact@shorepartnership.com | 01872 484484