



Seworgan Farmhouse

Seworgan, near Constantine



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Seworgan, Constantine, Falmouth, TR11 5QN

This beautifully renovated and extended farmhouse is nestled within a rural yet convenient hamlet between Falmouth and Helston. Providing spacious, hugely characterful and versatile modern living spaces with the potential for a self-contained annexe, this impeccable modern farmhouse is set within professionally landscaped gardens and is complemented by a large double garage / workshop and an undercover hot tub. Rural living at its best.





The property

- Charming, characterful and brilliantly modernised former farmhouse
- Thoroughly, sympathetically and expertly renovated and extended
- Impeccably presented with superb attention to detail
- Attractive stone façade under a natural slate roof blended perfectly with a contemporary larch-clad extension
- Oak flooring with underfloor heating throughout the ground floor and new aluminium windows
- Attractive glazed entrance / reception hall with slate flooring open through to kitchen and with separate access to the extension – designed to flow with the main accommodation but easily subdivided if an annexe were required
- Kitchen with granite fireplace, AGA and full range of fitted appliances and pantry cupboard
- Full depth living / dining room with Villager woodburner and pleasant outlook over the front garden
- Separate sitting room with woodburner and Victorian style fireplace, garden views and access to the front garden
- Study / garden room with bifold doors to the garden terrace
- Shower room and separate utility / plant room and access to the side garden (hot tub terrace)
- This section of the house, if required, could be utilised as a separate annexe incorporating the study/garden room, shower room and utility room
- Spacious landing with bespoke hand-crafted seating area with storage and shelving over
- Master bedroom suite including dressing room and en suite shower room
- Guest bedroom with en suite shower room and views over the gardens
- Two further bedrooms (four in total on first floor), one with 'secret' staircase leading to loft playroom.
- Luxuriously appointed and spacious family bathroom

The gardens and outbuilding

- Gravelled driveway and parking area to the rear with additional parking space to the left of the driveway with bin and recycling store
- Detached double garage with electric roller door. Workshop space to the rear and staircase rising to the mezzanine storage area. Light, power and water connected.
- Enclosed side terrace, gated to the front and rear and accessed from the utility area. High quality Millboard decking with oak framed gazebo housing the hot tub and outside shower. External lighting.
- Beautifully landscaped front gardens, lawns and well stocked borders with sitting out terraces'
- Log store





The Location

Seworgan is a charming rural hamlet nestled in the picturesque Cornish countryside between Falmouth and Helston; an idyllic location offering a perfect blend of tranquillity and accessibility. With the popular villages of Constantine and Gweek nearby, residents enjoy the convenience of local amenities while still relishing the peacefulness of rural life.

The proximity to the Helford River adds to its allure, offering excellent sailing opportunities and access to explore the stunning natural surroundings. The Helford River sits within an Area of Outstanding Natural Beauty, a timeless and unspoilt setting providing the most peaceful lifestyle, away from the madding crowd, but still within easy reach of bustling Falmouth.

Constantine provides a wide 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 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.

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)

Tenure, services and general information

Freehold. Mains electricity and water. Private drainage. Oil fired central heating. Broadband: Superfast fibre is available in the postcode. Council Tax band G.

What 3 Words ///perfumed.traders.classmate

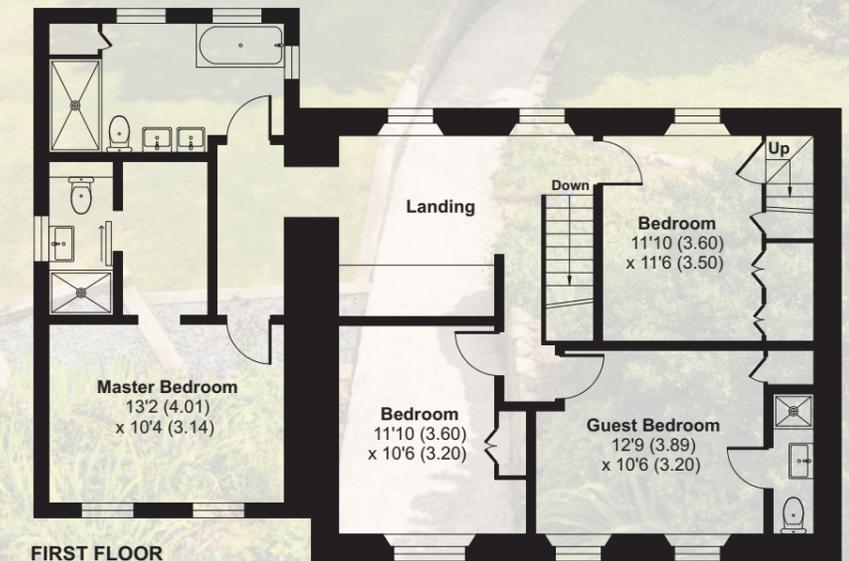
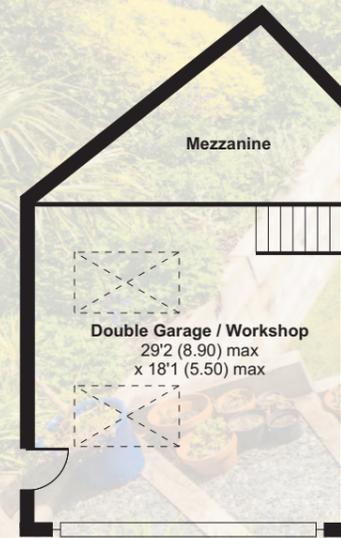
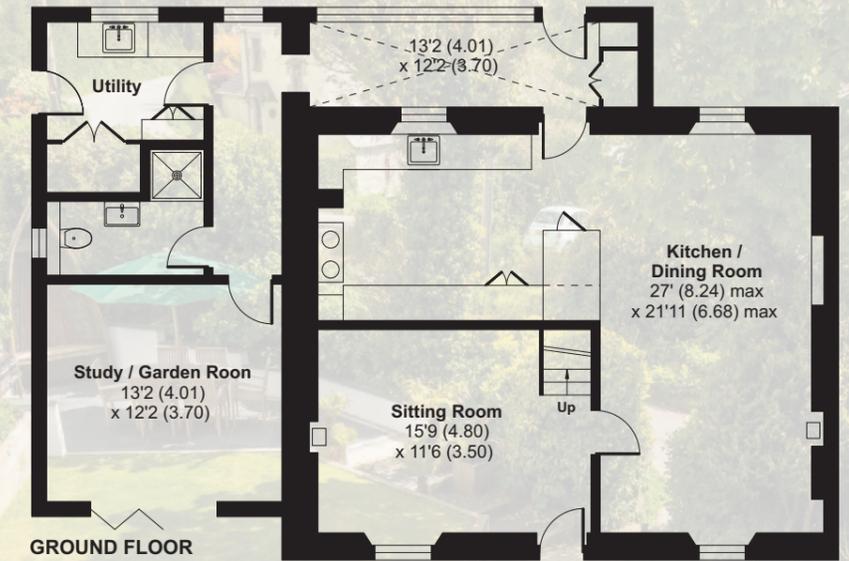
Directions

From the Falmouth and Truro areas take the A394 towards Helston. From the Treliever roundabout continue on the A394 passing through Longdowns, Rame Cross, Edgecumbe. After around five miles, take the left hand turn signposted Seworgan and Laity. On entering Seworgan take the fourth drive on the left (by the old water pump). Seworgan Farmhouse is on the left hand side.

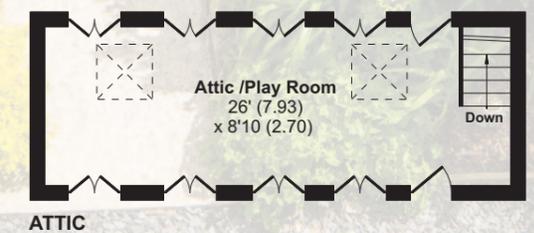


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Main House = 2375 sq ft / 220.6 sq m
 Garage = 336 sq ft / 31.2 sq m (excludes mezzanine)
 Total = 2711 sq ft / 251.8 sq m (includes garage & outbuildings)
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Shore Partnership Limited. REF: 1120766

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.

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