



# Longbarn

Tresahor Veor, Constantine













Tucked away in south Cornwall's peaceful countryside near the Helford River and Constantine, this elegant barn conversion offers charm and serenity. The main house features four bedrooms and has been thoughtfully extended, accompanied by two inviting holiday cottages. Set within three acres of level lawns and a flourishing kitchen garden, it's a haven for outdoor entertaining. Located at the end of a long private lane and designed with entertaining and privacy at its heart, this secluded retreat is the perfect blend of character and tranquillity.





# Longbarn, Tresahor Veor, Constantine, Falmouth, TR11 5PL

## The location

The countryside near Constantine, north Helford and Falmouth offers a stunning and unspoilt mix of rolling farmland, wooded valleys, and picturesque creeks. The Helford River, with its secluded beaches and lush greenery, is a haven for nature lovers, while nearby Trebah and Glendurgan Gardens showcase Cornwall's subtropical beauty.

Constantine is a historic village with a strong community spirit. Its granite cottages, 13th-century parish church, and Tolmen Centre (a hub for arts and culture) add to its charm. The village is known for its local shops, including the wine and whisky specialists at Constantine Stores. Nearby Port Navas, a quaint creekside hamlet, adds maritime character to the landscape.

Just a short drive away, the thriving university town of Falmouth brings coastal energy with its historic Pendennis Castle, vibrant harbour and sandy beaches.

Further inland, Helston is a historic market town known for its Flora Day, a centuries-old celebration of spring. The town serves as a gateway to the Lizard Peninsula and is close to Loe Pool, Cornwall's largest natural freshwater lake, surrounded by scenic walking trails. Helston's cobbled streets, Georgian architecture, and rich mining heritage make it a fascinating place to explore.



## Longbarn

- Spacious, appealing and highly characterful barn conversion (converted in 1999 / 2000) with substantial alterations, extension, relandscaping and two holiday cottages (with proven track records)
- Tucked away at the end of long, private drive (accessing only two other properties)
- Excellent privacy, peace and seclusion within a rural setting a few miles inland from the north banks of the Helford
- Boot room front door main entrance, open plan to:
- Gorgeous farmhouse-style kitchen with a pantry, vaulted ceiling, exposed stone work, silestone tops, traditional casement windows, 7-ring gas cooker, fitted dishwasher, central island, full height fridge and freezer
- Stunning living room extension completed in 2023 defined by its vaulted ceiling and full-width bi-fold doors enabling a seamless connection with the garden terrace. Exposed stonework and Termatech woodburner.
- Double height and double aspect sitting room within the original barn with access to the rear garden. Traditional-style woodburner. Open tread staircase to the first floor bedrooms.
- Utility room with Belfast sink, garden access and WC
- Double bedroom with garden access and en suite shower room
- Spacious master bedroom with garden access, fitted wardrobes and well-proportioned boutique-style en suite bathroom
- First floor (completed in 2024) bedroom with vaulted ceiling, heritage sky light and en suite WC
- Study / nursery with vaulted ceiling and Velux window
- Spacious guest bedroom with vaulted ceiling, walk-in wardrobe, Velux window and en suite shower room



## Willow Cottage

- Purpose-built (2018) and highly insulated detached one-bedroomed annexe
- Proven track record for holiday letting (income figures available on request)
- Well-appointed open plan kitchen / living area with Termatech woodburner and French doors to its private area of garden
- Double bedroom with en suite bathroom including a roll-top bath

## The Gardens, Grounds and Outbuildings

- Totalling around three acres, the grounds at Longbarn are predominantly level and laid to lawn
- Immediately outside the living room extension is a sheltered terrace with steps rising to an extensive area of decking, dominated by a part-covered al fresco dining area providing French-style long lunch opportunities. The bespoke outside kitchen / barbecue elevates this superb area of the garden.
- Beyond the initial lawn is an extensive and level lawn including a chicken run, large workshop, kitchen garden and pig pen
- Enclosed and level area of decking and lawn with gated access to the neighbouring field and footpath down to Bosahar Wood, Ponjeravah and Constantine
- Gravelled forecourt leading to the main entrance with an adjacent granite-built outbuilding serving as a bin store and general storage room
- Parking for 4-5 cars
- Additional pull-in parking bay
- Plenty of space for the construction of a garage, subject to any necessary consents





## Cuddle Cabin

- Tucked away with its own gated rose-lined pathway
- Proven track record for holiday letting (income figures available on request)
- Double aspect open plan kitchen / living room with a Termatech woodburner
- Shower room (Jack n Jill to the bedroom and living room)
- Double bedroom
- Spacious walk-in wardrobe / study

<https://ruralretreatcornwall.co.uk/>

<https://www.classic.co.uk/holiday-cottage/desc-4516.html>

<https://uniquehideaways.com/glamping-site/3959/cuddle-cabin>

## Distances

Constantine – 2; Potager Garden – 3; Gweek – 4; Port Navas – 4; Mawnan Smith – 5.5;  
Glendurgan & Trebah Gardens – 6; Helford Passage – 6.5; Falmouth – 6.5;  
Maenporth beach – 6.5; Helston – 11; Truro – 12; Cornwall Airport (Newquay) – 31

(All distances are approximate and in miles)





Tenure, services and material information

Freehold. Grade 2 Listed. Mains electricity, bottled gas for the cooker, mains water, private drainage (new septic tank in 2024). Oil-fired central heating in Longbarn and Willow Cottage. Electric heating in Cuddle Cabin.

Shared ownership of the long entrance driveway: split three ways (50% to Tresahor Veor, 25% to Longbarn, 25% to Garras Barn)

Council Tax: Band F

Broadband: Full Fibre (source: [www.openreach.com/broadband-network/fibre-availability](http://www.openreach.com/broadband-network/fibre-availability))

What3Words

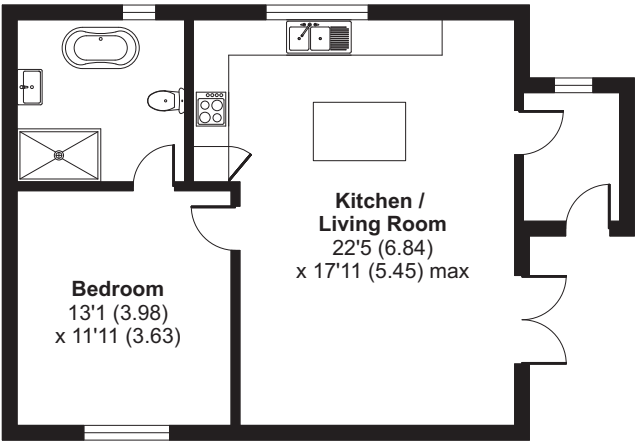
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Directions

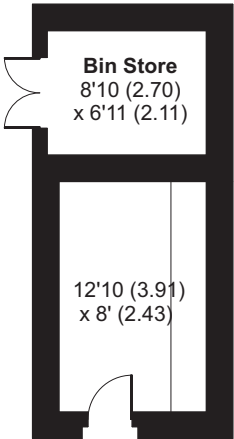
From Constantine village, head north out of the village and along Treadwardreva, passing Slice on the left hand side. Continue along this countrylane for a mile or so before the turning to Tresahor Veor on the right. Follow the private lane for about half a mile. Longbarn is located at the end of the lane.

Cottage, Cabin & Outbuildings = 1674 sq ft / 155.5 sq m

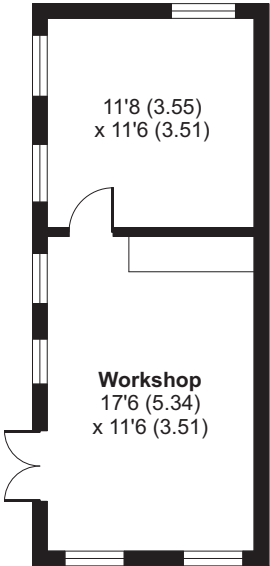
For identification only - Not to scale



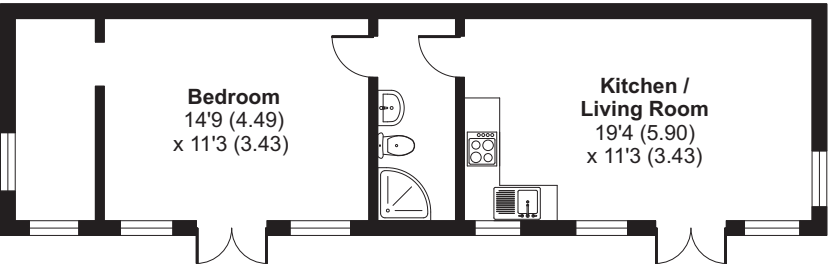
WILLOW COTTAGE



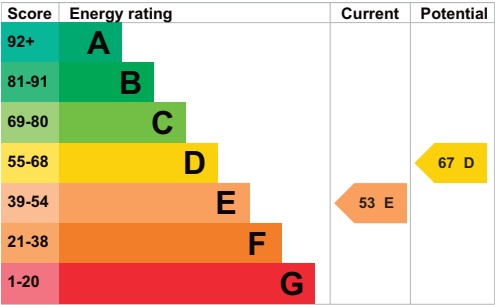
STORE



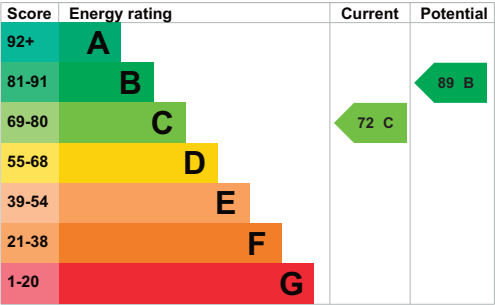
WORKSHOP



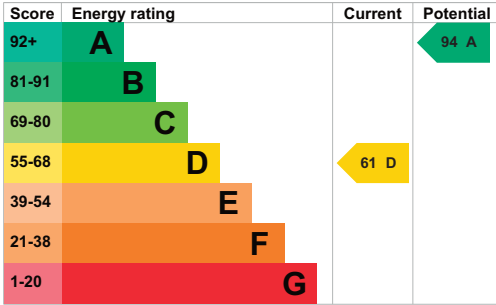
CUDDLE CABIN



Longbarn



Willow Cottage



Cuddle Cabin



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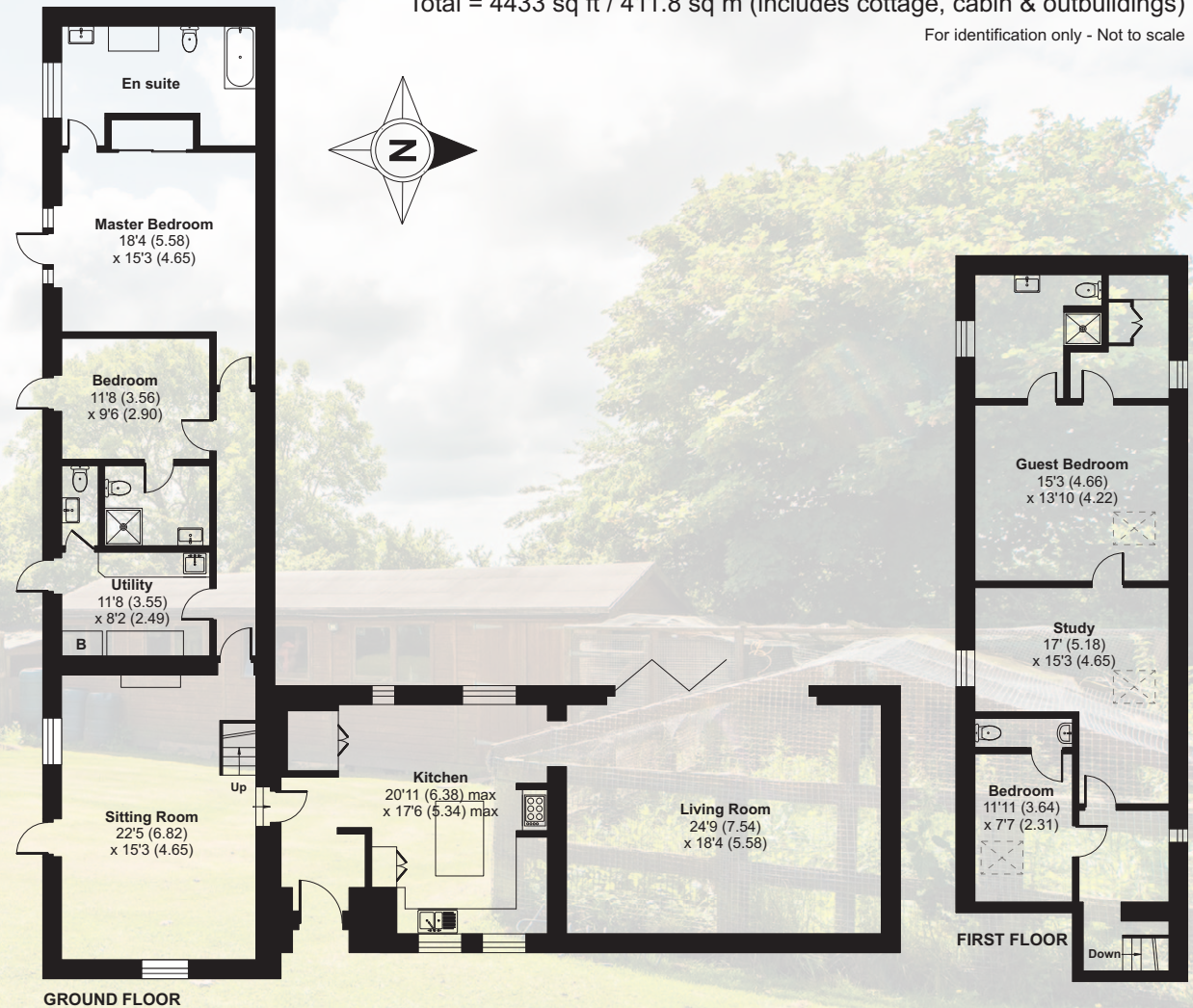
Main House = 2759 sq ft / 256.3 sq m

Total = 4433 sq ft / 411.8 sq m (includes cottage, cabin & outbuildings)

For identification only - Not to scale



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LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1302804

**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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