



Treverva Farm

Treverva, north Helford







Treverva Farm, Treverva, north Helford, TR10 9BL

This versatile lifestyle home includes a four-bedroom farmhouse occupying a prime position at the heart of its own land of over 11 acres with glorious views down to the tranquil waters of Argal Reservoir. Along with equestrian facilities, the accompanying stone barns have been sympathetically converted to a high standard and host a collection of holiday cottages providing a healthy income stream.

Distances

Potager Gardens - 2.2; Port Navas - 3; Constantine - 3; Mawnan Smith - 3; Falmouth - 4.3; Budock Vean Golf Course - 4.5; Helford Passage - 4.7; Gweek - 5.1; Truro - 11.1; Cornwall Airport (Newquay) - 29;

(All distances are approximate and in miles)

The location

Treverva Farm offers an exceptional lifestyle opportunity within some of south Cornwall's most picturesque countryside. Set on the north side of the renowned Helford River, celebrated for its unspoilt creeks and temperate microclimate, this wonderful and versatile property enjoys a rare blend of tranquillity, natural beauty and convenience.

Surrounded by rolling pastures, the property is perfectly placed near the serene hamlets of Treverva and Polwheveral, while the thriving and much-loved village of Constantine lies just minutes away. Here, residents enjoy an exceptional array of local amenities, including an award-winning village store and wine merchant, a popular gastro-pub, a doctors' surgery, a community arts centre at the Tolmen Centre and a welcoming café within the village church.

Just a short distance away, Potager Garden presents a unique and environmentally conscious dining experience, nestled within a beautifully reimagined garden and showcasing seasonal, home-grown produce. For maritime enthusiasts, the charming village of Port Navas provides excellent mooring facilities and access to the Helford's sheltered waters.

The vibrant harbour town of Falmouth, renowned for its sailing culture, beaches and lively arts scene, is also within easy reach. Offering an outstanding selection of independent shops, restaurants, museums and educational facilities, Falmouth provides the ideal complement to Treverva's rural charm.

The Property

- Distinctive four-bedroom former farmhouse with panoramic views across Argal Reservoir
Direct access to footpath circling the reservoir
- Elegant sitting room with bay window and woodburner
- Generous double aspect kitchen/dining room
- Separate utility and cloakroom
- Ground floor bedroom suite, ideal for guests or multi-generational living
- Three first floor double bedrooms
- Spacious family bathroom











Additional Accommodation

- Helford Cottage:** A beautifully converted four bedroom, three-bathroom barn, perfect as a guest residence or holiday let
- Dexter Cottage:** A charming two-bedroom ground floor apartment
- Argal Cottage:** A light-filled two-bedroom first floor apartment

The Grounds and Outbuildings

- In all, the estate extends to 11.79 acres comprising a patchwork of fenced paddocks and pastureland
- Substantial stable block with five well-proportioned stables, two tack rooms and hay storage
- A characterful courtyard barn, currently arranged as a games and leisure suite
- Large open fronted barn
- Full-sized lawn tennis court (originally a sand school)
- Extensive parking
- Long private driveway approach

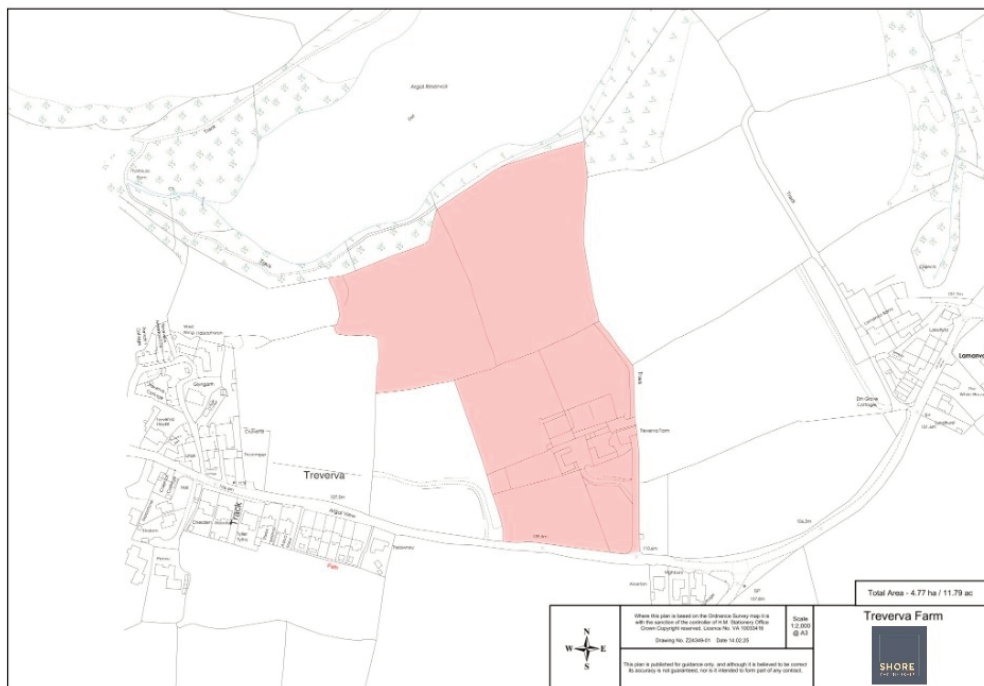
What 3 Words /// bead.spend.motivate

Tenure, services and material information

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

Broadband: Fibre to cabinet (source: <https://www.openreach.com/fibre-checker/my-products>)

Council Tax: Band F



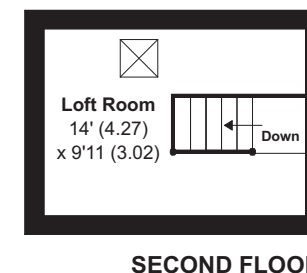
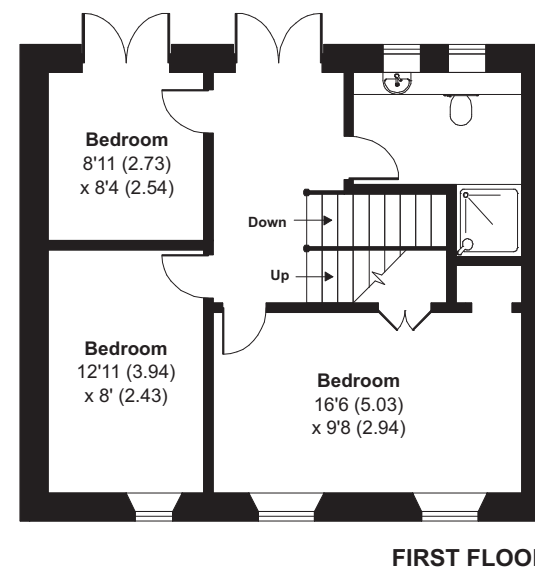
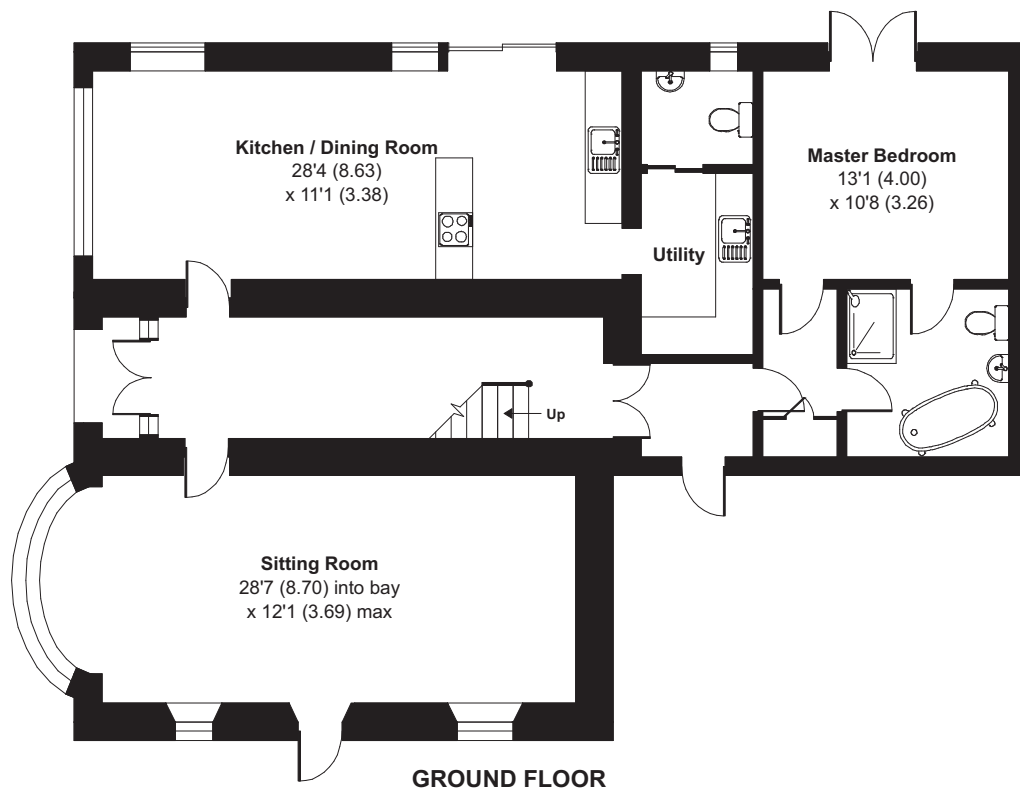




Treverva Farm, Treverva, Penryn, TR10 9BL

Main House = 2079 sq ft / 193.14 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	31 F	
1-20	G		

TREVERVA FARM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

ARGAL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

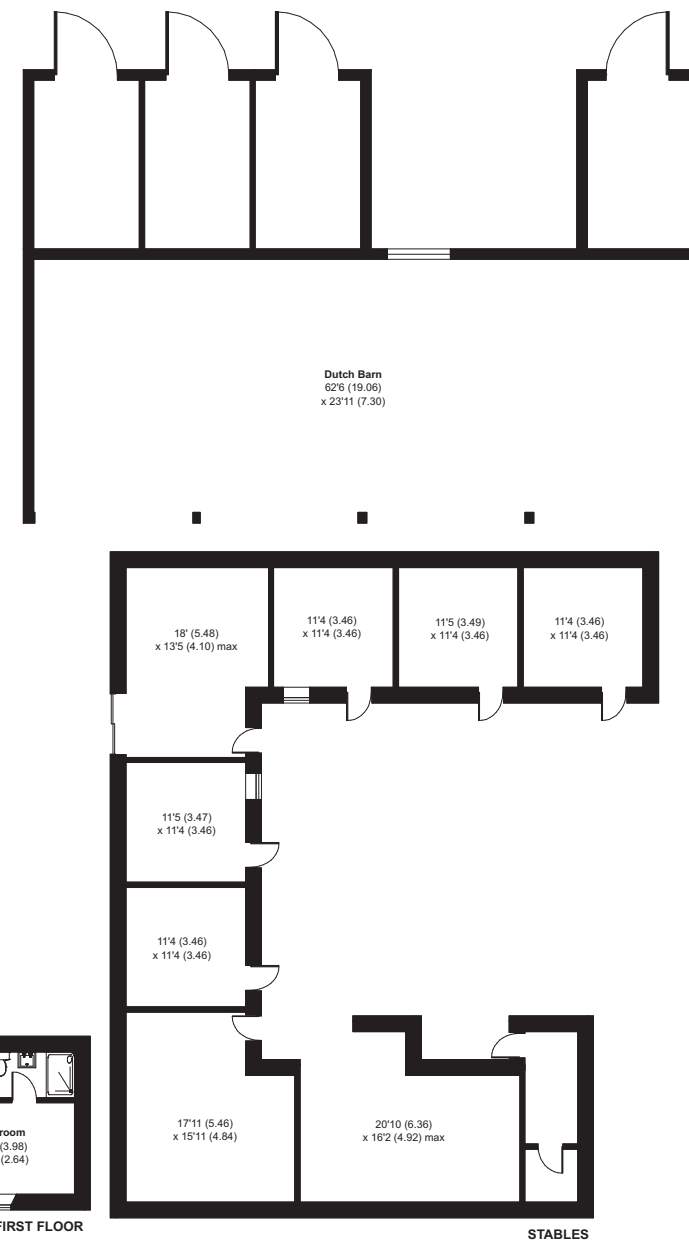
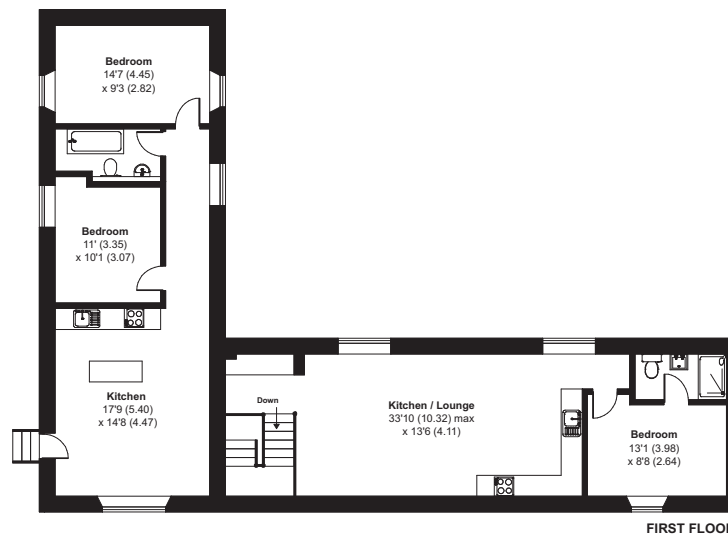
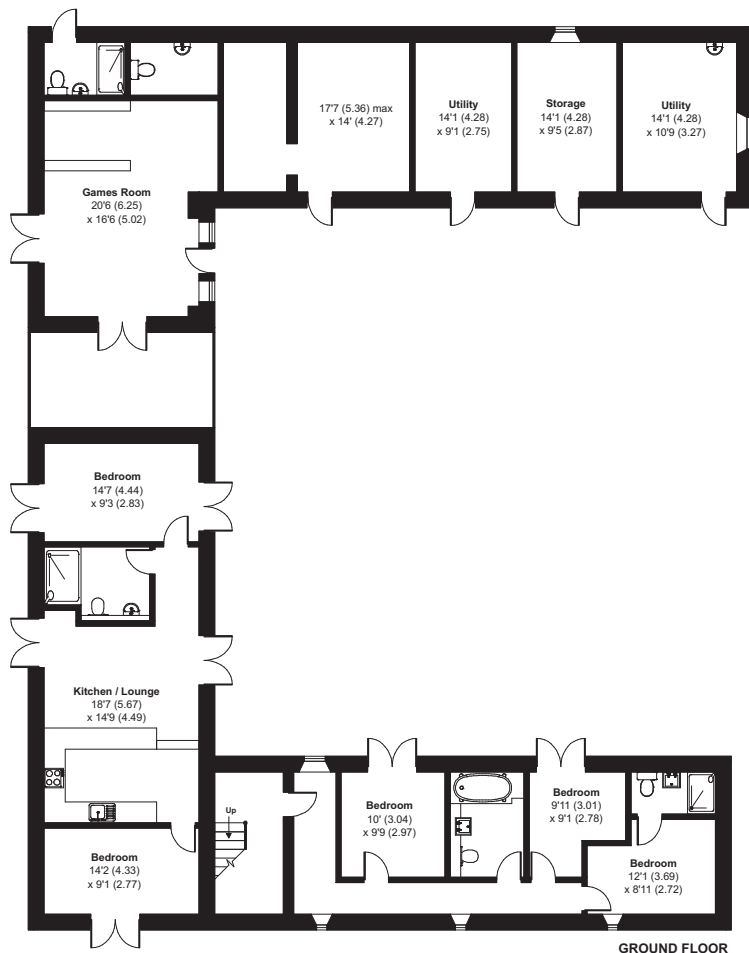
DEXTER

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Directions

From Mabe Burnthouse take the Mawnan Smith turning and continue, with the reservoir on your right-hand side. After approximately a mile and a half you will come to a junction. Turn right signposted Constantine and drive through the hamlet of Lamanva, The entrance to Treverva Farm is on the right, just before the left hand turn to Constantine.



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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WHERE YOU LIVE MATTERS

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