



Court Farmhouse

Gwennap Churchtown









Court Farmhouse, Gwennap Churchtown, Gwennap, Redruth, TR16 6BD

A handsome and highly individual mid-18th-century former farmhouse, beautifully refurbished and extended to provide characterful yet contemporary three-bedroom accommodation in an exceptionally peaceful and private setting, with two reception rooms, a superb vaulted kitchen / dining room opening onto landscaped part-walled gardens, and energy-efficient features including an air source heat pump, solar panels and battery storage.

Distances

The Fox & Hounds public house – 700 yards;
Perranwell Station – 2.6; Redruth railway station – 3.6;
A30 (Scorrier) – 4; Falmouth – 5.6; Porthtowan – 6.8;
Truro – 8.1; Cornwall airport – 24.22

(All distances are approximate and in miles)

The Location

Court Farmhouse occupies an exceptionally peaceful and private position beside the 15th-century parish church in the historic village of Gwennap Churchtown. The village lies within a Conservation Area and forms part of the Cornwall and West Devon Mining Landscape World Heritage Site. During the height of Cornwall's tin and copper mining industry, the surrounding district was famously described as the "richest square mile in the old world".

The surrounding countryside offers excellent opportunities for walking and cycling, with Carn Marth, historic Gwennap Pit and the Mineral Tramways Coast-to-Coast Trail all readily accessible. Stithians Lake provides further opportunities for walking, fishing and watersports.

Gwennap's central position makes it particularly well placed for access to both Cornwall's north and south coasts. The sandy surfing beaches of the north coast, including Porthtowan and Portreath, are within convenient reach, while the sheltered sailing and boating waters of the Carrick Roads can be enjoyed from Falmouth and Mylor Yacht Harbour.

The nearby village of Frogpool has the popular Cornish

Arms public house, while Cusgarne Primary School is readily accessible. Perranwell Station, approximately three miles away, provides a community village shop, The Royal Oak public house, a primary school, garage, community centre, playing fields and active cricket and football clubs. Its branch-line railway station connects Falmouth with the mainline at Truro and nearby Redruth.

The cathedral city of Truro lies approximately eight miles away and offers an excellent range of independent and national retailers, restaurants, cafés, cultural attractions and professional services. Truro and Redruth railway stations provide direct services to London Paddington, including the overnight sleeper service.

Road communications are excellent, with the A30 available at Scorrier, approximately three miles away, providing convenient access throughout Cornwall and onwards to the national motorway network at Exeter.

The Property

- A handsome and highly individual detached former farmhouse, believed to date from the mid-18th century and privately positioned beside the historic parish church.
- Beautifully refurbished and thoughtfully extended, combining the character and proportions of the original house with light-filled contemporary additions.
- Attractive exposed granite elevations beneath a pitched roof and a wealth of period detailing.
- Comprehensive improvements completed during 2022/23, including a stunning kitchen / dining room extension, a new bathroom and separate shower room, air-source heating, solar panels with battery storage, replacement double glazing throughout, complete rewiring and plumbing upgrades, and beautifully landscaped rear gardens.
- Characterful dining room with a slate-flagged floor, exposed ceiling beams and substantial granite fireplace fitted with a wood-burning stove.
- Comfortable adjoining sitting room overlooking the front garden, also featuring exposed beams and a granite fireplace with wood-burning stove.
- A superb, vaulted kitchen / dining room fitted with a combination of Stoneham solid oak and bespoke painted cabinetry and a range of integrated appliances, with rooflights, broad windows and wide folding doors creating a wonderfully light space that connects effortlessly with the landscaped gardens.
- Useful study and downstairs W.C./cloakroom
- Spacious utility / boot room with rear door

- Three spacious double bedrooms to the first floor, two enjoying lovely views over the front mature gardens.
- Beautifully appointed shower room and separate bathroom

Gardens and parking

- Court Farmhouse stands within beautifully established, part-walled gardens that surround the house and provide a high degree of privacy.
- The landscaped rear garden connects directly with the vaulted kitchen / dining room, creating an excellent setting for outdoor dining and entertaining.
- Attractive front lawn with a sun terrace and well-stocked borders containing a varied collection of shrubs and flowering plants.
- Mature trees, stone walls and established planting create a peaceful and secluded setting in the heart of the village.
- Useful garden outbuildings provide storage and practical workspace, including a small stone outhouse.
- Deep private driveway providing convenient off-road parking.

Tenure, services and material information

Freehold. Air source heat pump. Underfloor heating in the kitchen/dining room extension. Eleven JA Solar 400 W all-black photovoltaic panels, together with 9.5 kW GivEnergy battery storage. Private drainage via a septic tank. Rainwater attenuation tank located in the rear garden. Electric car charger.

Council Tax: E

Broadband: (source:

<https://www.openreach.com/broadband-network/fibre-availability>)

Directions

From Falmouth, take the A393 towards Redruth and continue through Ponsanooth. Opposite the entrance to Burncoose Nurseries, turn right and follow the lane towards Gwennap Churchtown for approximately half a mile. Take the small right-hand turning, which is easily missed, and continue past the church tower and village hall. Immediately after the hall, the driveway to Court Farmhouse will be found on the left.

What3Words

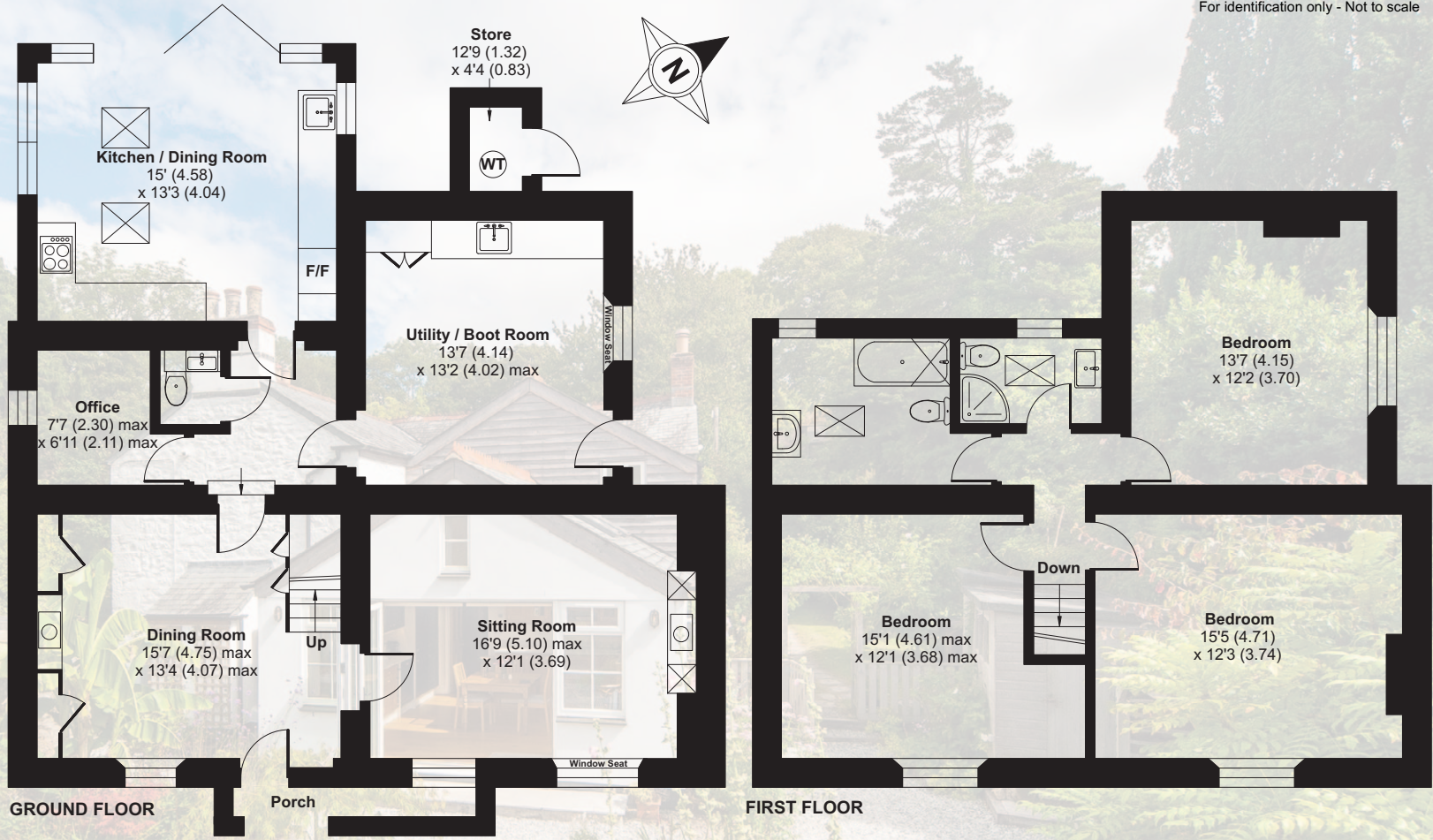
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Main House = 1726 sq ft / 160.3 sq m (exclude porch)
Total = 1738 sq ft / 161.4 sq m (includes outbuilding)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Shore Partnership Limited. REF: 1498640

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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