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## Treloquithack Old Farmhouse, Wendron Helston, TR13 0NH

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A characterful grade II listed farmhouse, excellent range of buildings, stables, paddocks and woodland

Helston 2.5 miles Falmouth 10 miles Truro 14 miles

• Quality Character House • Grade II Listed • Kitchen & Utility Room • 4 Reception Rooms  
• 4 Bedrooms • 3 Bathrooms • Potential for Annexe (stp) • Gardens • Courtyard Buildings  
& Stabling • Garaging • Fields & Woods • About 8.88 Acres (3.59 Hectares) •

**Guide price £599,500**

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# Treloquithack Old Farmhouse, Wendron, Helston, TR13 0NH

## SITUATION

Treloquithack is a popular small hamlet about half-a-mile from the A394 in attractive rolling countryside. Gweek, at the head of the Helford River is about two-and-a-half miles to the south and there is a primary school about a mile to the south at Boskenwyn. Helston offers a comprehensive range of shopping and schooling as well as a supermarket about two miles away. For the equestrian purchaser there is a network of country lanes and bridle paths in the area.

## GENERAL DESCRIPTION

The approach to Treloquithack Old Farmhouse is via an ornamental wrought iron gate featuring wheels with granite pillars which opens to a level concreted courtyard to the south of the house.

With numerous period features including an ashlar and dressed granite, scantle slate roof, chamfered doorways frontage, ceiling timbers, window seats, stone fireplaces, horned sash windows and so forth, Treloquithack Old Farmhouse is an historic property with much character fully reflecting its status as a Grade II listed Building of Architectural or Historic Interest. It stands in a south facing position overlooking a front courtyard flanked by a traditional single storey range of outbuildings currently used for internal stabling and storage and with potential for conversion subject to all the necessary approvals. There are further excellent and adaptable buildings, including further stabling, if desired. The land comprises a number of pasture enclosures and a block of attractive deciduous woodland.

## FARMHOUSE

The quality farmhouse offers charming and most versatile accommodation which is arranged over two floors. With the benefit of two staircases, the accommodation offers potential if desired to create a separate self-contained annexe subject to any necessary approvals.

## GROUND FLOOR

### RECEPTION HALL

With stripped pine concertina doors to cupboard, quarry tiled floor and radiator.

### CLOAKROOM

With wc, wash basin, radiator, tiled sill, book shelving and ceiling timbers.

### LOBBY

With doors off to:

### PANTRY/UTILITY ROOM

With plumbing for washing machine.

## KITCHEN

With oil-fired Aga set in stone fireplace recess with two dome ovens, deep earthenware sink unit set in window recess with surrounding polished granite worktops, base level cupboard, space and plumbing for dishwasher, wall cupboard and slate floor. Ceiling timbers. Wide door to front garden.

## SITTING ROOM

An attractive room with wide cut granite and stone fireplace with woodburner, TV point, window seat, ceiling timbers, balustraded stairs and door to Front Porch.

## DINING ROOM

With open stone fireplace with wall mantel, slate hearth and fitted base level cupboards in fireplace recesses to either side with display cabinets over. Radiator and ceiling timbers.

## FIRST FLOOR

Approached via stairs from the sitting room to split half-landing with short stairs to left and right. Stairs to left to Landing Passageway: with door at the end to:

## MASTER EN SUITE BEDROOM

## ENTRANCE PASSAGEWAY

With doors off to:

## BEDROOM 1

With radiator, window seat and corner door to Airing Cupboard: with lagged hot water cylinder with immersion heater.

## SHOWER ROOM

With walk-in tiled shower, wash basin, wc, dado panelling and two tiled walls.

## BEDROOM 3

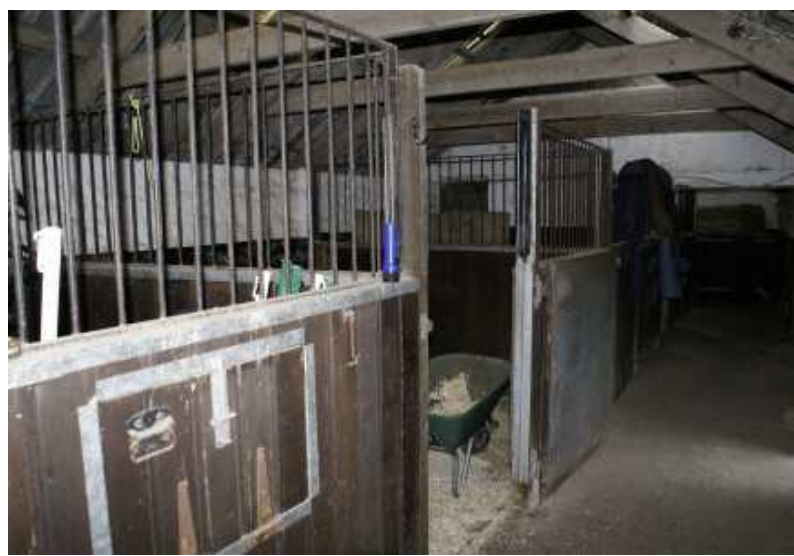
With fitted range of base level bedroom furniture with full height book shelving over and door to corner built-in wardrobe. Radiator.

## BATHROOM

With wood panelled bath with Victorian-style mixer tap shower fitment, wash basin and wc. Radiator, exposed floorboards, dado panelling and two tiled walls. Stairs to the right to:

## BEDROOM 2

With radiator, oak screen, fitted cupboards and shelving to either side of chimney breast. At ground floor level from the Reception Hall door to: Inner Hall: with quarry tiled floor, radiator, fitted book shelving, stairs to first floor and door to:



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## SECOND SITTING ROOM

With ceiling timbers, fitted book shelving, radiator, exposed floorboards and door to:

## STUDY

With radiator, exposed floorboards, A-frame exposed ceiling timbers and door to outside. Currently used as a guest/bedroom 5. From the inner hall door to: Wet Room: with tiled shower, radiator, wash basin and splashback tiling and wc.

## BEDROOM 4

Approached via stairs from the inner hall and with radiator and exposed floorboards. NB It is considered that the inner hall, second sitting room, study, wet room and bedroom could, if desired, be adapted to create a self-contained annexe with direct internal access to the house - subject to all necessary approvals.

## THE GARDEN

Immediately to the front of Treloquithack Old Farmhouse is a traditional walled garden with level lawns intersected by paths and with mature shrub borders. Front courtyard beyond, below which is a further extensive garden with various enclosed areas of lawn divided by mature garden trees and shrubs and with high banked borders.

To the rear of the house is gravelled driveway providing additional car parking and turning.

## THE BUILDINGS

Adjacent to the front courtyard and adjoining the house is a single storey L-shaped range of Traditional Barns which are divided into:

1. Stable Block: with 3 internal American caged Stables each about 9'11 x 9'7 opening to internal Passageway: about 54' x 5'2 with doors to outside, American caged Foaling Box: about 14'2 x 9'11, Hay Store Area: about 15'6 x 11' and End Store Area: about 9'2 x 7'.

2. Former Livestock Loose Box: about 22' x 20'5 (maximum) with original feed manger and passage. Store Room: about 18' x 17'5 Log Store.

Situated to the east of the L-shaped traditional range of building is a level gated Concrete Yard: with beyond a parallel timber frame adaptable Stable Block: divided into three each about 16' x 16'6; 16' x 13' and 17'8 x 16' with concrete floors and stable style doors.

On the northern side of the stone chipped car parking and turning areas is a Garage Building: about 26'6 x 17' with double doors, storage area, personnel door and adjoining Potting Shed: about 19' x 7'3 and Greenhouse: about 19' x 11'2. Timber portal frame Hay Barn: about 30' x 20' with concrete floor and high eaves.

Approached from the country lane about two hundred yards to the south of the farmstead is a Stable Yard: with parking, fenced enclosures, Block Stable: about 19'5 x 11'4 with concrete floor, Tack Room: and Hay Store: about 15' x 11'6 with concrete floor.

## THE LAND

The land is all situated to the south and east of the farmstead and is divided into a number of pasture enclosures and along the western boundary is an attractive block of deciduous woodland with a variety of indigenous species. In total the land extends to About 8.88 Acres (3.59 Hectares).

## VIEWING

Strictly by prior appointment with Stags Truro office 01872 264488.

## DIRECTIONS

From Truro take the A39 towards Falmouth. Drive for about 6 miles and at Higher Treluswell double-roundabout go straight over continuing towards Falmouth. At Higher Treliever double-roundabout turn right onto the A394 towards Helston. Drive through the villages of Longdowns, Rame and Edgcombe. On reaching Manhay, turn left towards Gweek shortly before the Jet Garage. Drive for about 1/2 mile and Treloquithack Old Farmhouse is the property at the junction signposted towards Gweek. Turn left into the property at the end of the wall with Victorian the post box.

## SERVICES

Mains water and electricity connected. Private drainage. Oil fired central heating and Aga. TV and telephone points.

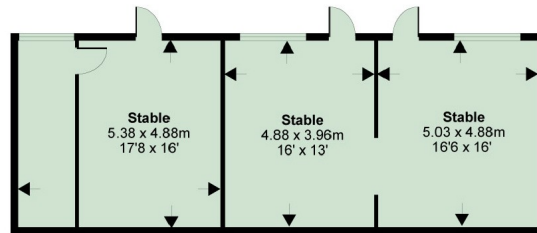
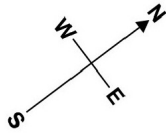
## REFERENCE

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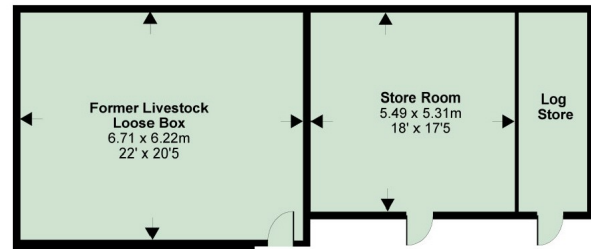


### Treloquithack Old Farmhouse

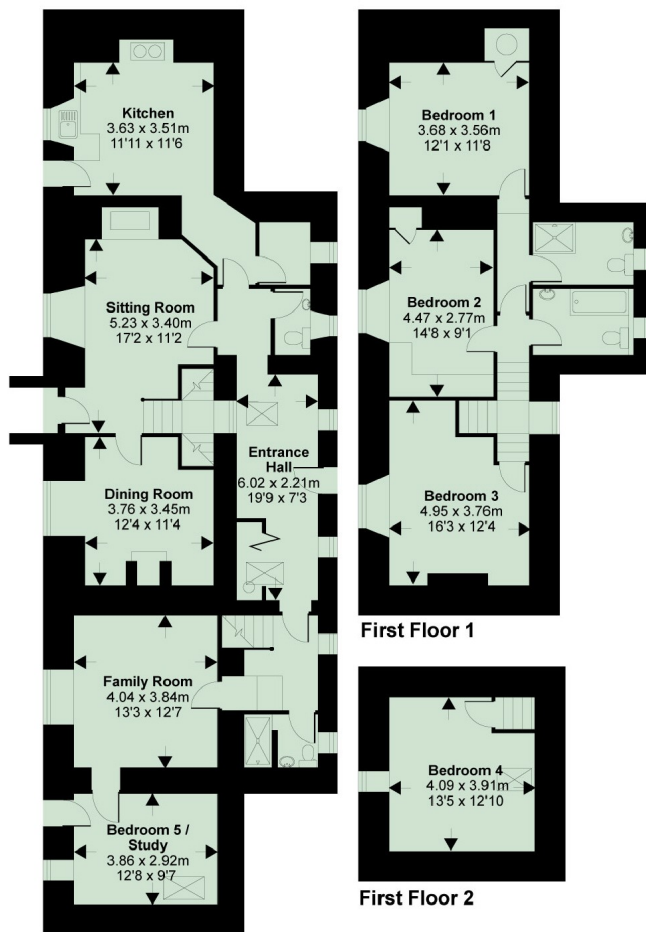
Approx gross internal area: 202.2 sq m / 2177 sq ft  
(Excludes Outbuildings)



Stable Block



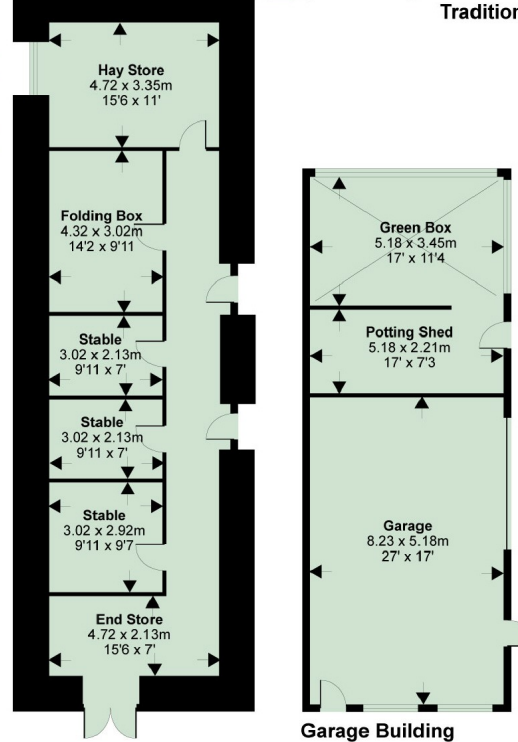
Traditional Barn



Ground Floor

First Floor 1

First Floor 2



Garage Building

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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