



Tregathenan Farm Tregathenan
Sithney, TR13 0RZ







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Nestled in a picturesque countryside setting, this detached four/five bedroom farmhouse offers a wonderful blend of rural charm and practical living, ideal for families seeking space, character, and a taste of the good life.

Step into the well-equipped kitchen, boasting ample worktop and storage space, with a handy utility room just off it, perfect for stashing muddy boots and sports gear after a day in the fields. The light and airy living room showcases original wooden beams and a feature fireplace, creating a warm and welcoming atmosphere. For entertaining, the generous dining room easily accommodates a large table for family meals or formal dinner parties. A flexible snug on the ground floor offers multiple uses, as a home office, second reception room, or an extra bedroom, depending on your needs. Upstairs, the spacious open landing includes a convenient study area and leads to the family bathroom and four well proportioned bedrooms, no box rooms here! The family bathroom includes both a separate bath and shower for added comfort.

Outside, the main garden is mainly laid to lawn with a patio area ideal for alfresco dining or garden games. Beyond the garden lies a private woodland area, a perfect natural playground for children. A large double garage provides ample storage and workshop potential.

Adding to its appeal, a detached paddock offers space to rear animals, grow vegetables, or simply enjoy a taste of self-sufficient country living, making this a rare and versatile opportunity not to be missed.



The Mather Partnership, Offices in Helston & Hayle

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Price £730,000

Location

The beautiful Hamlet of Sithney Green in a tranquil valley location. A short walk from the property is Truthall Holt where there is a historic train station originally opened in 1905 but restored in 2016 to 2017 to it's original spec and reopened in 2018. The market town of Helston is approximately 2 miles distant and is a thriving town with a good range of shopping facilities and amenities. The coastal village of Porthleven is approximately 3.5 miles away and is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, primary school and doctors surgery. With a gorgeous traditional working harbour and beach Porthleven is a popular village for locals and visitors. If you're looking to go further afield, the city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Porch
Hallway
Inner Lobby Area
Living Room
Utility Room

Kitchen
Dining Room
Snug/Bedroom
Stairs to Landing
Bedroom One with Storage
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom

Garage

This generous double garage provides excellent storage space and offers great potential to be transformed into a workshop or hobby area, ideal for those needing practical space beyond the home.

Parking

Off road parking for several vehicles.


Outside

The main garden features a spacious patio and a lawned area, ideal for outdoor dining and family activities. Beyond this, a charming wooded section offers the perfect space for adventures, play, and enjoying the great outdoors.





Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
			7
		30	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 

Paddock

Our client has informed us that the paddock is approximately 2.5 acres in size providing a great opportunity to rear animals or grow vegetables.

Services

Mains electricity, Oil fired central heating, Private drainage, Private water supply via a borehole.

Agents Note

Our client has informed us that the property has pedestrian and vehicular access over the lane to get to their property and paddock.

Council Tax Band-D**What3Words**

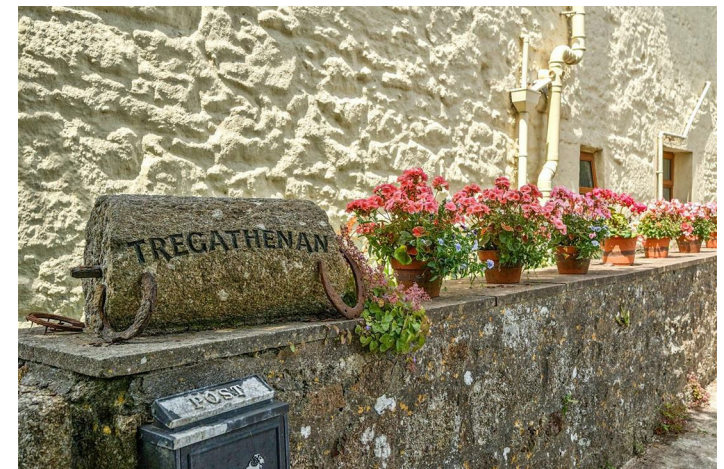
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Anti Money Laundering Regulations – Purchasers

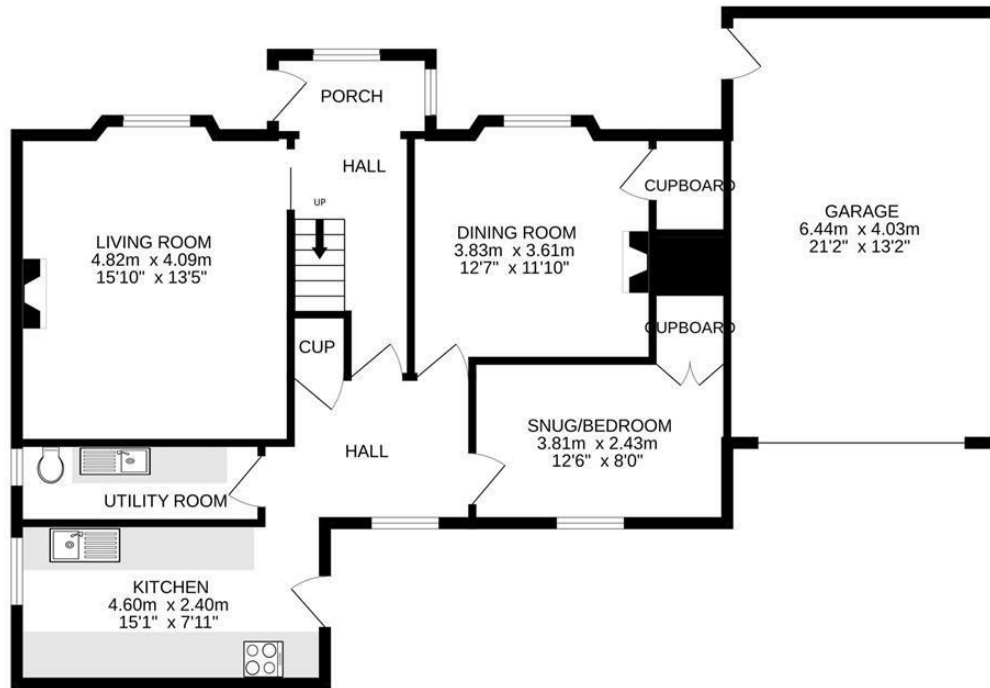
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

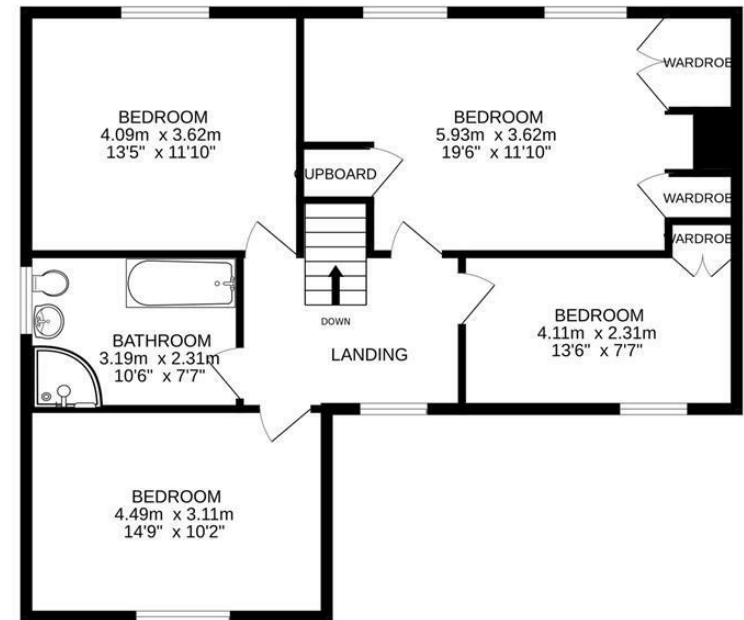
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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