



Medlyn Moor Farm  
Porkellis, TR13 0EQ











# Medlyn Moor Farm Porkellis, TR13 0EQ

Situated in a wonderful rural position between the villages of Porkellis and Carnkie, this remarkable detached farmhouse presents an incredible opportunity for those seeking a unique lifestyle. Set within approximately 5 acres of picturesque land, this property is not only a splendid family home but also offers the potential for income generation through its holiday let cottages and a studio apartment. The farmhouse boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-appointed bedrooms and two bathrooms, there is ample space for comfortable living. The property is rich in character, showcasing a wealth of original features that add to its charm and appeal. For those with a passion for hobbies or business, the large, well-equipped workshop provides an ideal space for various projects or crafts. Additionally, the generous parking area accommodates up to five vehicles, ensuring convenience for both residents and visitors. Situated in a wonderful rural position, this property offers a tranquil lifestyle while remaining accessible to local amenities. Whether you are looking to establish a serene family home or a lucrative business venture, this farmhouse presents a rare and exciting opportunity. Do not miss the chance to make this enchanting property your own.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide price - £1,100,000**

**Location**

The village of Porkellis is located five miles north east of Helston and approximately 8 miles from the harbour town of Falmouth. The village offers a highly regarded public house. A regular bus service runs through the village and Halwin Primary School is approximately half a mile away with Helston providing further primary and secondary schooling together with many other amenities including Cinema, Supermarkets and Leisure Centre.

**Accommodation**

**FARM HOUSE**

Kitchen dining room

Living room

Conservatory

Utility room

WC

Bedroom

Ensuite

Bedroom

Bedroom

Bathroom

**Holiday Cottages**

The property benefits from 3 holiday cottages set within a characterful stone building. These offer a unique lifestyle opportunity for those looking to generate income or would also be perfect for those with an extended family requiring multi generational living.

**Workshop/Garage**

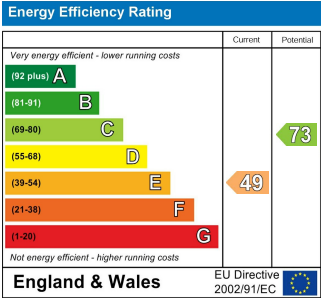
The property also benefits from a fully equipped workshop, perfect for those who have an interest in vehicle repair or restoration, as well as engineering ventures. Fitted with power, light and a heavy duty winch.

**Outside**

The grounds at Medlyn Moor Farm are a true delight, offering a tranquil and rural setting with the property overlooking its land, approaching approx. 5 acres. The land is arranged as paddock with well defined boundaries and affording views over the surrounding countryside, as well as open field with mature trees. The









immediate gardens to the farmhouse are presented as lawn areas stocked with a range of mature trees and bushes. The property also benefits from generous amounts of off road parking for the main house and for the holiday let cottages.

### Services

Mains water and electricity. Private drainage. Oil fired central heating for farm house. Air source heating for cottages.

### Rights of Way

Our client has informed us that there is a public footpath that crossed over the access lane and along the boundary of the paddock.

### Council Tax Band D

### What3Words

///signified.trick.grass

### 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

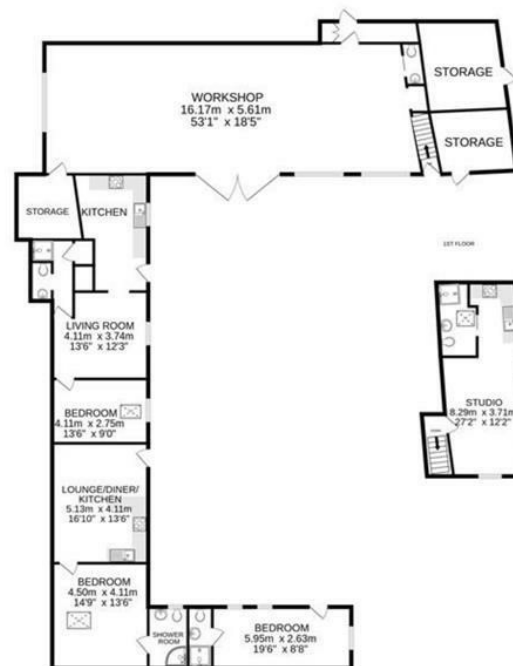


1ST FLOOR



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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GROUND FLOOR



1ST FLOOR



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