

Worval House, Garras, Helston



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**2,713 sq ft (252 sq m) | Freehold
Glorious gardens | Five spacious bedrooms
Period features | Farmhouse kitchen**

Guide price £825,000

A characterful and spacious country home with extensive gardens in the most idyllic setting.

Property

Worval House is an utterly charming Grade II listed country home which commands the most idyllic tranquil setting and private grounds. The property combines the original Victorian home with Edwardian and C.20th extensions, showcasing cottage character with period features and spacious accommodation across 2,713 sq. ft.

Entering to the beautiful triple aspect kitchen/breakfast room with large central island and butchers block, double bowl butler sink, larder, AGA, stone worktops and modern appliances, the classy, traditional style sets the tone for the interiors throughout. Steps descend to the modern wing which comprises a stunning dual aspect drawing room with views across the gardens, adjoining which is a utility/boot room and shower room beyond. Above which is a useful office come playroom leading to a fifth bedroom option.

The opposite end of the home is the original Victorian section of the property, exuding character with thick exposed stone walls, magnificent fireplaces and stained glass arched window. There is a cosy sitting room with wood burner and beyond the hall, a perfect study with views of the grounds. The first floor comprises four double bedrooms, one of which en suite and all with original exposed floors and stunning views. There is a family bathroom and additional shower room with the clear ability to have a private principal suite with dressing room if desired.

Outside

Standing at the top of the plot, the property gazes south and westerly across private grounds of nearly 2 acres and beyond to the surrounding countryside and woodland. Perfect for the keen gardener, there are a variety of areas to enjoy with endless opportunity. An upper level section of lawn and paving surrounded by mature olive trees, camelias and rhododendrons are the ultimate suntrap and feel like you could be anywhere in the world.



Also at this top level, past the extensive off-road parking are a selection of outbuildings and stores and space for a greenhouse. As the sloped garden levels out to the next plateau, the areas for creative growing of flowers or home grown vegetables become clear. A number of pockets of garden appear alongside the flowing brook creating an incredibly peaceful setting for hobby gardening. There is a useful second 5-bar gate off the road for overflow parking. Finally, a small orchard is approached via a broad level area of garden, an excellent place for a wild flower meadow or to even keep a few animals.

Location

Garra is a small rural village, about 5 miles from Helston on the northern edge of the beautiful Lizard Peninsula, an AONB. It sits among rolling countryside, farmland and quiet lanes, while remaining within easy reach of the coast, beaches and the Helford River area, providing a wonderful balance between calming tranquillity and convenient country living.

Famous for its natural scenery and mild climate, the surrounding dramatic coastline is spectacular including the likes of Mullion Cove, the well-known turquoise waters of Kynance Cove, Church Cove and Porthleven beyond. This offers so much for wildlife enthusiast, walkers, surfers, foodies and thriving village life. Nearby Helston (5 miles) in the main local town with large shops, supermarkets and transport links. Mainline railway links are 17 miles away and Newquay Airport approximately 40 miles making London easily accessible for those still needing the occasional commute.

Postcode region: TR12

General

Local Authority: Cornwall Council
Services: Mains water and electric with oil fired central heating and private drainage (which we understand from the owner to be compliant with current regulations)
Council Tax: Band F
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

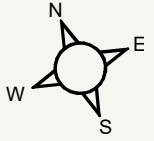


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Main House internal area 2,713 sq ft (252 sq m)

Sheds internal area 415 sq ft (39 sq m)

Total internal area 3,128 sq ft (291 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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