



The Cart House

Tresahor, Constantine, Cornwall



BNP PARIBAS GROUP

A breathtaking country home enjoying utter tranquillity, immersed in wildlife with natural swimming pond.

A versatile four-bedroom, boutique country house, with stunning rural views, private bore hole and ground source heating, 37' detached studio, landscaped gardens, deep water natural swimming pond, set in a tranquil and private grounds of c. 1.8 acres with miles of magical surrounding countryside and woodland.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DRIVEWAY & EV CHARGER



1.8 ACRES



FREEHOLD



RURAL



2,967 SQ FT



£1,500,000

The property

The Cart House is a totally unique modern home set in a discreet and private location near the Helford River. Combining a charming 19th century Cornish granite cottage with a newly built additional c. 2000 sq.ft home, the property now provides adaptable accommodation, with stunning views across its own plot of about 1.8 acres, and miles of countryside beyond.

Nestled amongst the trees, the property feels as though it could have stood for many years, blending seamlessly into its environment and exuding a remarkable sense of calm. Completed with a creative eye, there has been a refreshing focus on natural and raw materials, particularly in the finishing detail which strikes a genius balance between an unpolished yet refined luxury.

With two bedrooms in the main home and two in the adjoining cottage, the design allows for a multitude of layout uses, be that a large family home, multi-generational living or a home with

income potential. The single storey home boasts a large open-plan kitchen dining living area with vaulted ceilings, exposed beams and polished concrete floor. Handmade Accoya hardwood windows are well-designed in conjunction with bi-folding doors opening to the garden to flood this tranquil room with natural light. There is a sizeable kitchen plus pantry, utility room and boot room.

The principal bedroom with doors to the garden boasts a dressing area and beautiful en-suite bathroom with walk-in shower. There is a further double with mezzanine floor plus a family bathroom. Beyond, the cottage offers even more character and comprises a kitchen living room and separate dining room, two double bedrooms and family bathroom.







Outside

Beautiful landscaping begins from the extensive private driveway with granite steps and rockery leading down to the sheltered, secluded home. The immediate garden boasts a combination of level entertaining areas with a distinctly Mediterranean feel, extending into a broad lawn which merges to a wildflower meadow and young woodland with a paddock beyond, all enjoying fantastic views across the Helford valley. A recently sculpted deep-water pond is an absolute delight.

There is a fantastic, 37' timber clad studio with power, lighting, underfloor heating and entirely glazed gable end to maximise the gorgeous views through the trees, perfect as an artist's or yoga studio, home office or gym. There is still scope to add your own stamp with permission (PA22/02653) for a new timber outbuilding.

Location

Set on a private no through road with just a few other properties, the setting is absolutely idyllic.

The area of Tresahor is within one mile of the village of Constantine which is accessible via a magical walk through the woodland just beyond the meadow. The village has a great community, amenities, church, surgery, pub and school.

The nearby Helford River is within an Area of Outstanding Natural Beauty and celebrated for its tranquil scenery and renowned for the range of leisure activities, most particularly, its water sports including sailing, swimming and kayaking. There are a number of sailing and yacht clubs in the vicinity, a golf course at the Budock Veian Hote plus a number of breath-taking coastal walks including the beautiful gardens of Trebah and Glendurgan are close by.

The charming University town, Falmouth provides great shopping, schooling, stunning beaches and coastline plus and an abundance of cafes and restaurants serving wonderful fresh, local seafood. The branch line station links to Truro, a mainline connection to London Paddington and Newquay Airport offers regular flights to London Gatwick taking



Distances

- Constantine 1 mile
- Port Navas 3.5 miles
- Falmouth 6.5 miles
- Truro 12 miles

Nearby Stations

- Falmouth 6.5 miles

Key Locations

- Helford Beach 5 miles
- Maenporth Beach 6.5 miles

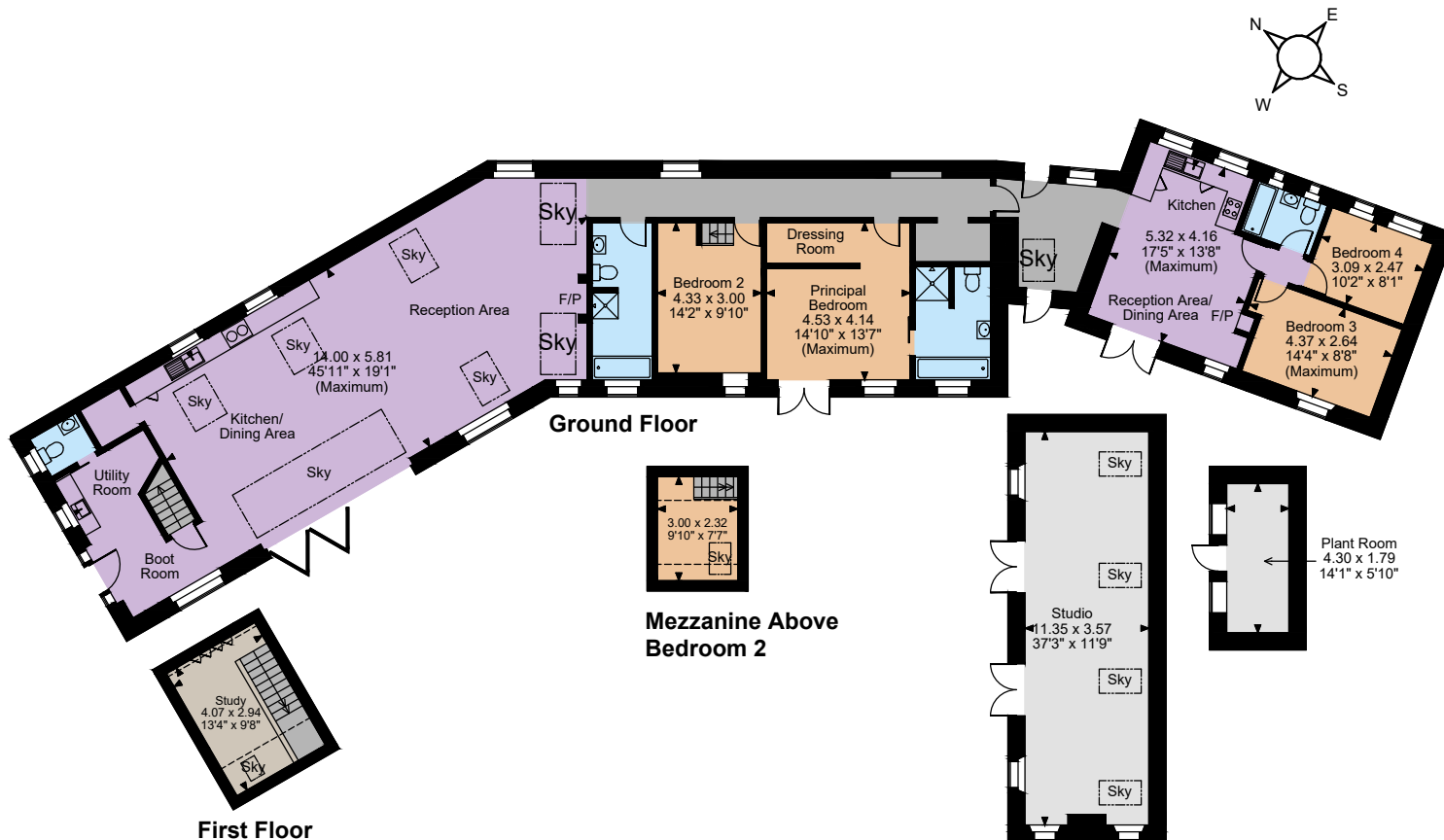
Nearby Schools

- Constantine Primary 1 mile
- Woodland Primary 2.5 miles
- Zelda Primary (Gweek) 3.5 miles
- Falmouth Secondary 4.5 miles









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

House internal area 2,448 sq ft (227 sq m)
Outbuildings internal area 519 sq ft (48 sq m)
Total internal area 2,967 sq ft (276 sq m)
For identification purposes only.

Directions

TR11 5PW
what3words: ///perfectly.twice.unity

General

Local Authority: Cornwall Council

Services: Mains 3 phase electricity, 22kw electric car charger, mains water and private water (borehole), private treatment plant (which we understand is compliant with current regulations), underfloor heating via a ground source heat pump and ventilation through a MVHR system.

Planning: Prospective purchasers are advised to make their own enquiries of the local planning authority

Council Tax: Band C

EPC Rating: D

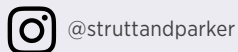
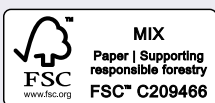
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