Tregurtha Farm, Plain-An-Gwarry, TR17

Guide Price £224,750

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Welcome to Your Escape to the Country

Guide Price £224,750

Hunters Estate Agents are delighted to present this charming, detached one-bedroom barn conversion, set within a small, boutique development at Tregurtha Farm. Tucked away in beautiful west Cornwall, the development sits among rolling farmland yet remains close enough to feel the pull of the coast, with the renowned seaside town of Marazion being approximately just a mile away. Crafted from traditional Cornish stone, this home has a warm, intimate character that feels both historic and inviting. An enclosed garden offers wonderful outdoor space, complemented by a detached garage and off-street parking. There is also lapsed planning permission, to extend the property into a two-bedroom residence. Available with no onward chain. Viewing highly recommended.













The Property
Arrive down a quiet country lane and the property reveals itself with a quietly charming first impression. Park in the garage, or pull into the private space, then step inside.

A hallway opens into a light, airy, triple-aspect reception room that gathers kitchen, living and dining into one easy sweep of space. At its heart, a wood-burning stove waits for winter evenings — the kind of fire you settle beside rather than simply switch on.

The double bedroom looks out over the garden, and a well-finished shower room completes the interior.

Outside, the garden is low-maintenance and enclosed, while the garage — with its lean-to store — keeps life tidy. A cosy Cornish home that already seems to know what you came for.

The Location
Marazion (approx 1 mile)

Marazion offers convenient access to art galleries, local eateries, inviting public houses, a convenience store, and a pharmacy, catering to many needs. There is also a picturesque beach, renowned for its breath-taking views of St Michael's Mount. Marazion is a haven for water sports enthusiasts, art and craft aficionados, and, of course, tourists from around the globe who journey to experience the iconic St Michael’s Mount.

Penzance (approx 5 miles)

Nestled on Cornwall's spectacular south-west coast, Penzance is a charming seaside town renowned for its rich maritime heritage, vibrant arts scene and breathtaking natural beauty. Overlooking the sparkling waters of Mount's Bay, with the iconic silhouette of St Michael's Mount rising from the sea, Penzance offers the perfect blend of relaxation, adventure and culture.

Stroll along the picturesque promenade, take a dip in the famous Jubilee Pool, browse independent boutiques and galleries, or enjoy fresh local seafood in one of the town's many cafés and restaurants. Penzance is also considered the gateway town to some of Cornwall's most celebrated destinations, including Mousehole, Newlyn, Land's End and the golden beaches of Sennen Cove.

Whether you're seeking coastal walks, watersports, dining or simply a place to unwind and soak up the Cornish atmosphere, Penzance provides an exceptional base from which to experience the very best of Cornwall.

Useful Information
Local Authority: Cornwall Council
Council Tax band: B
Freehold
Private drainage (shared septic tank)
Mains water and electricity
EPC E39
Mobile signal: EE & Three are good outdoor and in home. 02 and Vodafone are good outdoor (according to ofcom)
Broadband: According to ofcom, standard boradband with download speeds upto 27 Mbps may be available here
Electric night store heater and wood burner.





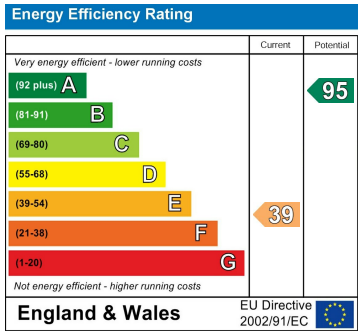

Crowlas
A394
Marazion
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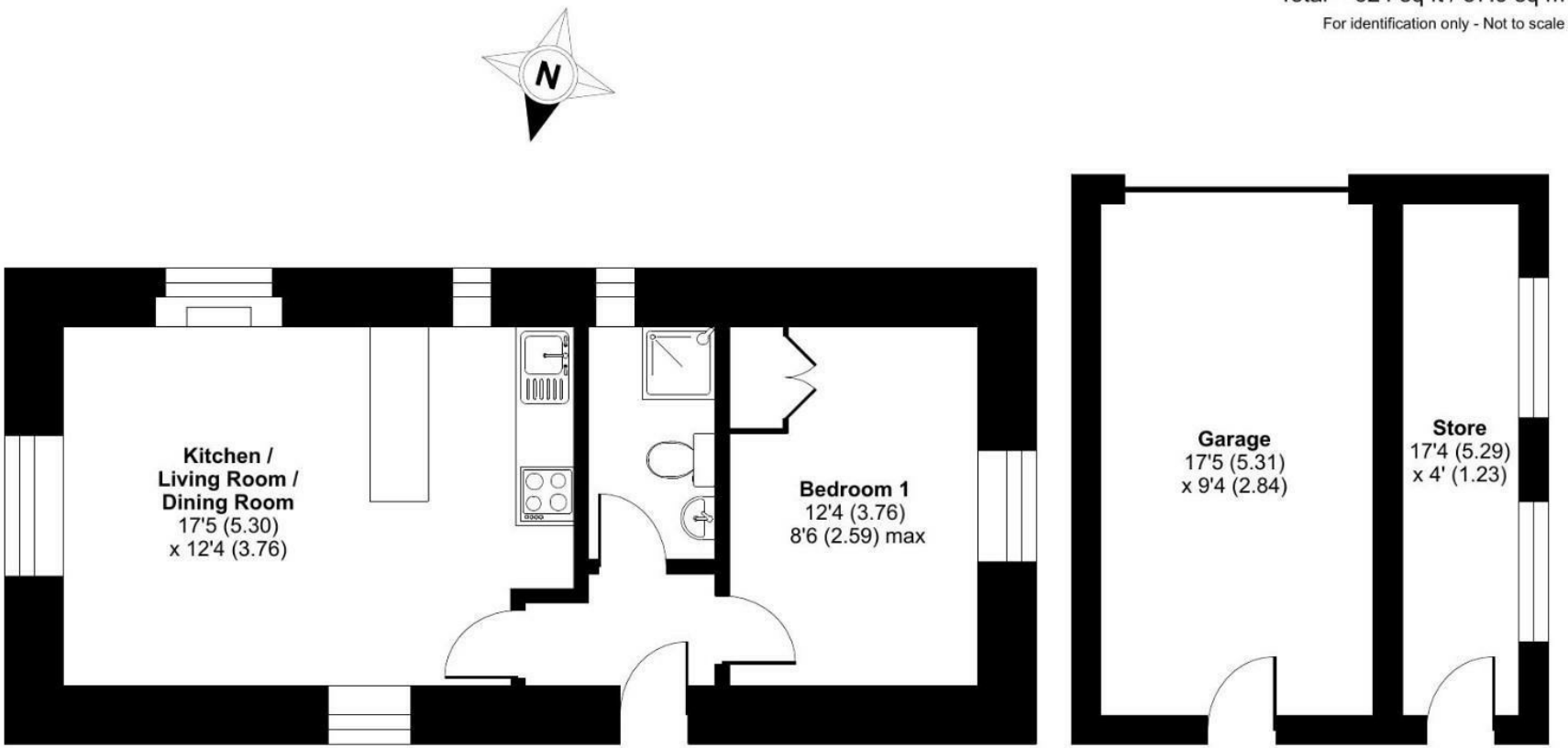
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Area = 391 sq ft / 36.3 sq m
Garage = 163 sq ft / 15.1 sq m
Store = 70 sq ft / 6.5 sq m
Total = 624 sq ft / 57.9 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hunters. REF: 1513048

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01736 800919 | Website: www.hunters.com

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