

Porloe Farm

Mylor Churchtown | South Cornwall





Porloe Farm

Penarrow Road, Mylor Churchtown, Falmouth,
Cornwall, TR11 5UD

Historic Packet Ship Captain's house enjoying superb privacy,
dating back to 1763 and set centrally within grounds of 19 acres
with home office, equestrian facilities, tennis court and access to
the sailing waters of Mylor creek, leading out to the Carrick Roads.

Mylor Yacht Harbour - 530 yards • Flushing - 1 • Mylor Bridge - 1.5 • Falmouth - 4
Truro - 10.5 • Cornwall Airport (Newquay) - 28
(Distances are approximate and in miles)

Private country estate close to the water • Hugely convenient yet discreet location

Long driveway approach • Private track to the nearby creek

Tennis court • Home office • Two large barns

Stabling for 5 horses & sand school

Grade II* Listed

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HISTORY

Porloe was built in 1763 for Thomas Braithwaite, a Packet Ship captain described by his peers as 'a rough seaman of herculean proportions'. Braithwaite lived a life of adventure on the high seas and after a brief pause in his career, he returned to the Packet Ships before eventually retiring to Porloe.

The 'Mylor Hoard' of Bronze Age axe heads, now in the Royal Cornwall Museum in Truro, were discovered in one of Porloe's fields. The farm survived a direct bomb strike to the dairy in WWII when owned by the neighbouring Trefusis Estate. It passed into the hands of the Bonythons in 1992, a local family who had returned from Australia.

The present owners purchased Porloe in 1994. The property was then thoroughly renovated in 1995 with the conservatory and rear bedroom suite being added in 2007. Claims of an underground passage from the main house to the creek have not been investigated by the present owners, who decided instead to keep the mystery alive.

SUMMARY OF ACCOMMODATION

Porloe Farm is one of the Falmouth area's most special, unique and private homes. This Grade II* Listed Georgian farmhouse offers the seclusion of an impressive country home whilst being moments from the water and within a short drive of both Falmouth and Truro.

The property is approached via a long driveway with paddocks on either side and is surrounded by its own grounds of 19 acres, so is immensely private from both the road, footpaths and the water. There are no public footpaths or rights of way through the grounds.

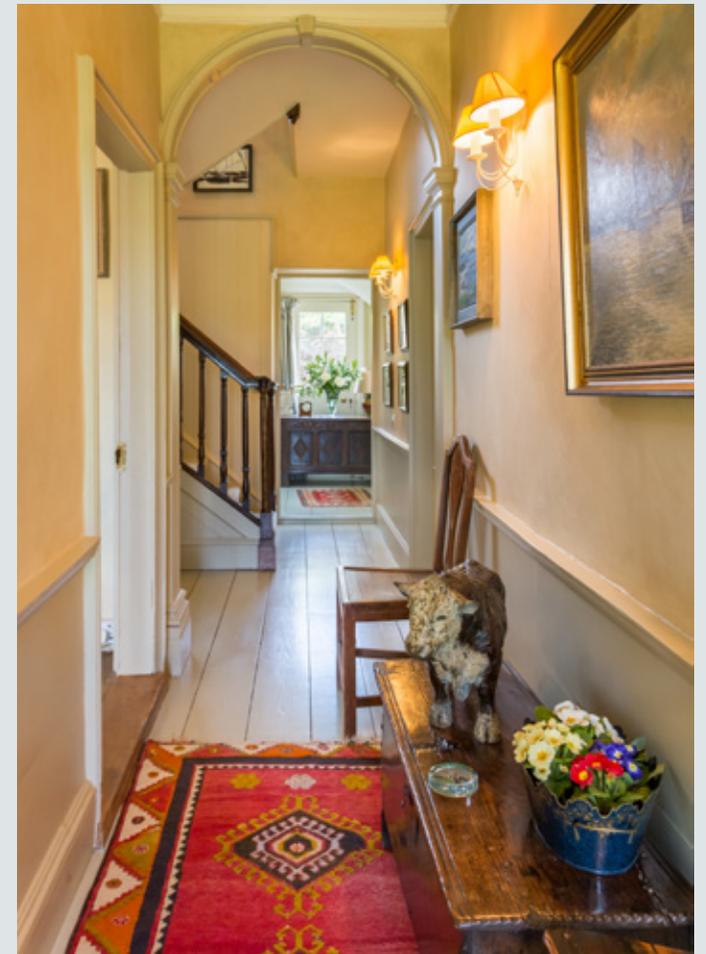
The living accommodation in the main house is charming and quintessentially English, retaining original features throughout. The main body of the house comprises the kitchen/breakfast room with flag stone flooring and a 4-oven AGA. The impressive formal drawing room, defined by the ornate cornicing, dado rails and the large marble fireplace, is dual aspect with French doors leading out to the courtyard. The 'secret' wine cellar is accessed via a hatch in the drawing room. To the side the triple aspect dining room enjoys views over the grounds.

To the rear of the kitchen is a pantry / second kitchen. A short hallway leads through to the conservatory, used as a wonderful second sitting room, which enjoys an abundance of natural light and has a vaulted ceiling and a gas log burner. There is also a useful boot room, utility and secondary pantry.

The downstairs guest bedroom, with adjoining study and bathroom, features French doors to the picturesque courtyard.

The original staircase with its fine joinery leads to the upstairs accommodation, where the master bedroom suite has an adjoining dressing room and bathroom also accessed from the landing. There is a further en suite bedroom and single bedroom. All of the bedrooms in the main house enjoy an angled view of Mylor Creek and the Carrick Roads.









GARDENS AND GROUNDS

The formal gardens surround the house and are mainly laid to lawn with an array of beautiful flower beds and pathways; an idyllic setting for a summer's family party.

The surrounding grounds extend to about 19 acres and include a number of paddocks, a sand school, a tennis court and woodland, enjoying views towards the water, particularly from the paddock above the tennis court. A track (suitable for a vehicle and trailer) leads down to a right of way over Church Road and to the water's edge, which is a great place to launch a dingy, tender or kayak.

OUTBUILDINGS

There are a number of outbuildings at Porloe Farm including a stone home office, two large barns as well as stables with five horse boxes, two tack rooms and a feed store.

LOCAL INFORMATION

Mylor has long been one of the most desirable and sought-after addresses in south Cornwall; winding its way along the south bank of this pretty creek from the village of Mylor Bridge to the church and

yacht marina at Mylor Harbour. The village is a thriving community with a primary school, public house, newsagent, grocery store, butchers, creekside cricket field and boatyard.

Mylor Yacht Harbour is positioned at the entrance to Mylor Creek where it joins the extensive sailing waters of the Carrick Roads. The yachting and boating facilities at the harbour are some of the finest in Cornwall with marina berths, moorings, chandlery, boatyard and restaurants.

The nearby university town and port of Falmouth is home to one of the world's largest natural harbours, a spectacular stage for the National Maritime Museum Cornwall, Royal Cornwall Yacht Club and many high profile yachting events. The cathedral city of Truro is approximately ten miles away and provides an excellent range of shopping and schooling facilities together with a mainline rail link to London Paddington. Cornwall Airport (Newquay) provides three flights daily return flights to London Gatwick, as well as other national and international destinations.

DIRECTIONS

From the A39 towards Falmouth, take the left hand turning after the Norway Inn, signposted towards 'Carclew and Mylor Yacht Harbour'. Continue straight for around 2.6 miles until reaching the village of Mylor Bridge. Follow signs to Mylor Harbour and at the mini roundabout turn left into Waterings Road. At the very end, turn left into Penarrow Road and continue for around 530 yards until reaching the granite pillars and sign for Porloe Farm on the left hand side.

FIXTURES AND FITTINGS

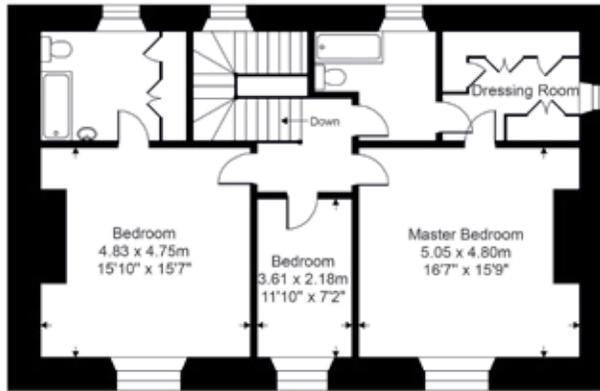
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

TENURE

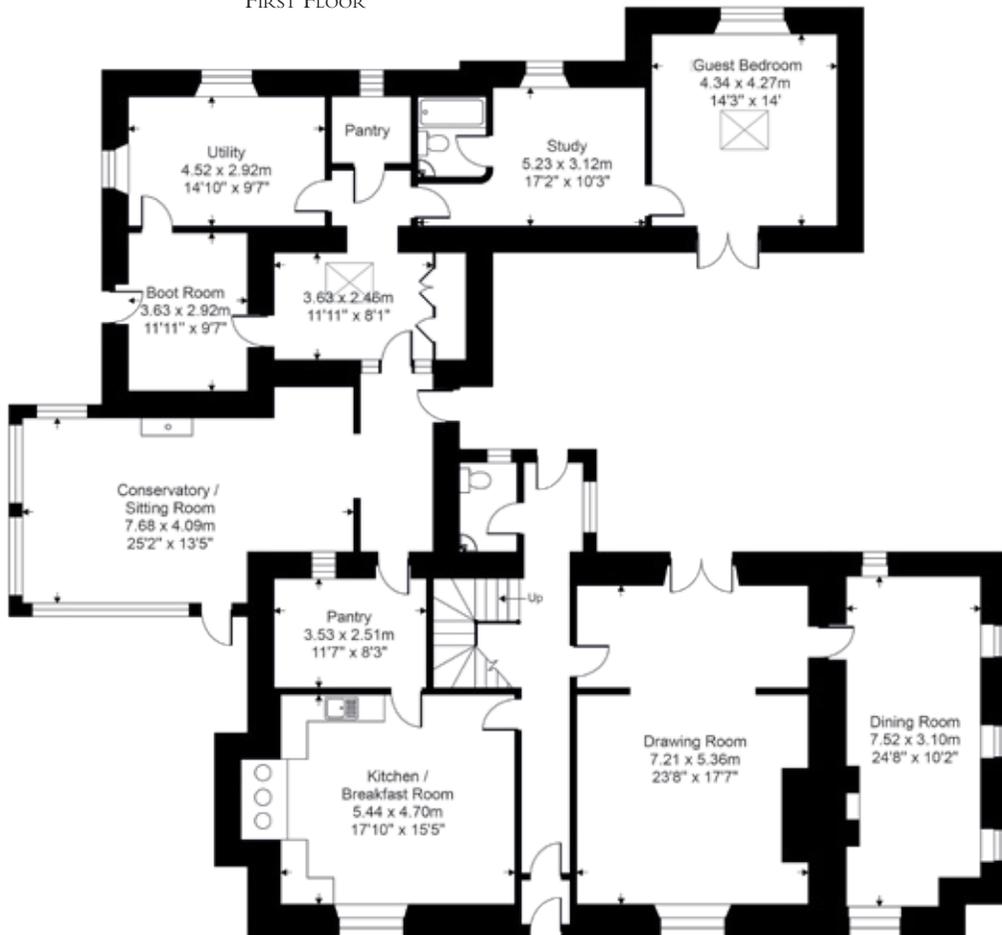
Freehold

SERVICES

Mains water, electricity. Private drainage. Oil fired central heating. Council Tax: Band G. Superfast broadband available in the area, currently up to 27MBps.



FIRST FLOOR



GROUND FLOOR

PORLOE FARM

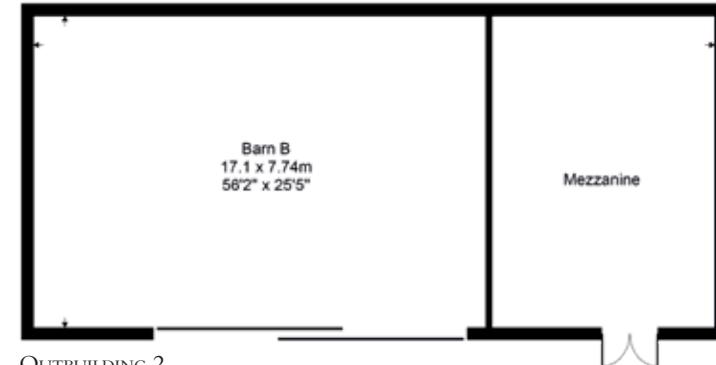
Approximate Gross Internal Area:
Main House: 347.2 sq m / 3737 sq ft
Outbuildings: 418.3 sq m / 4503 sq ft



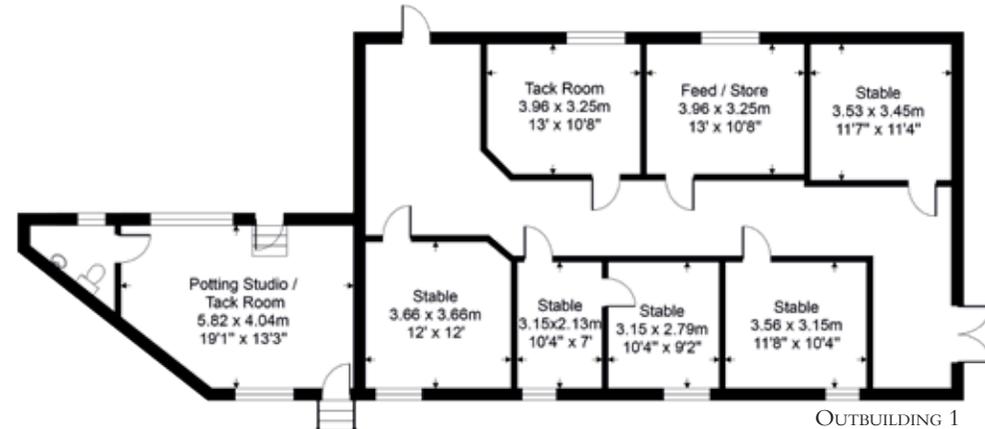
OUTBUILDING 4



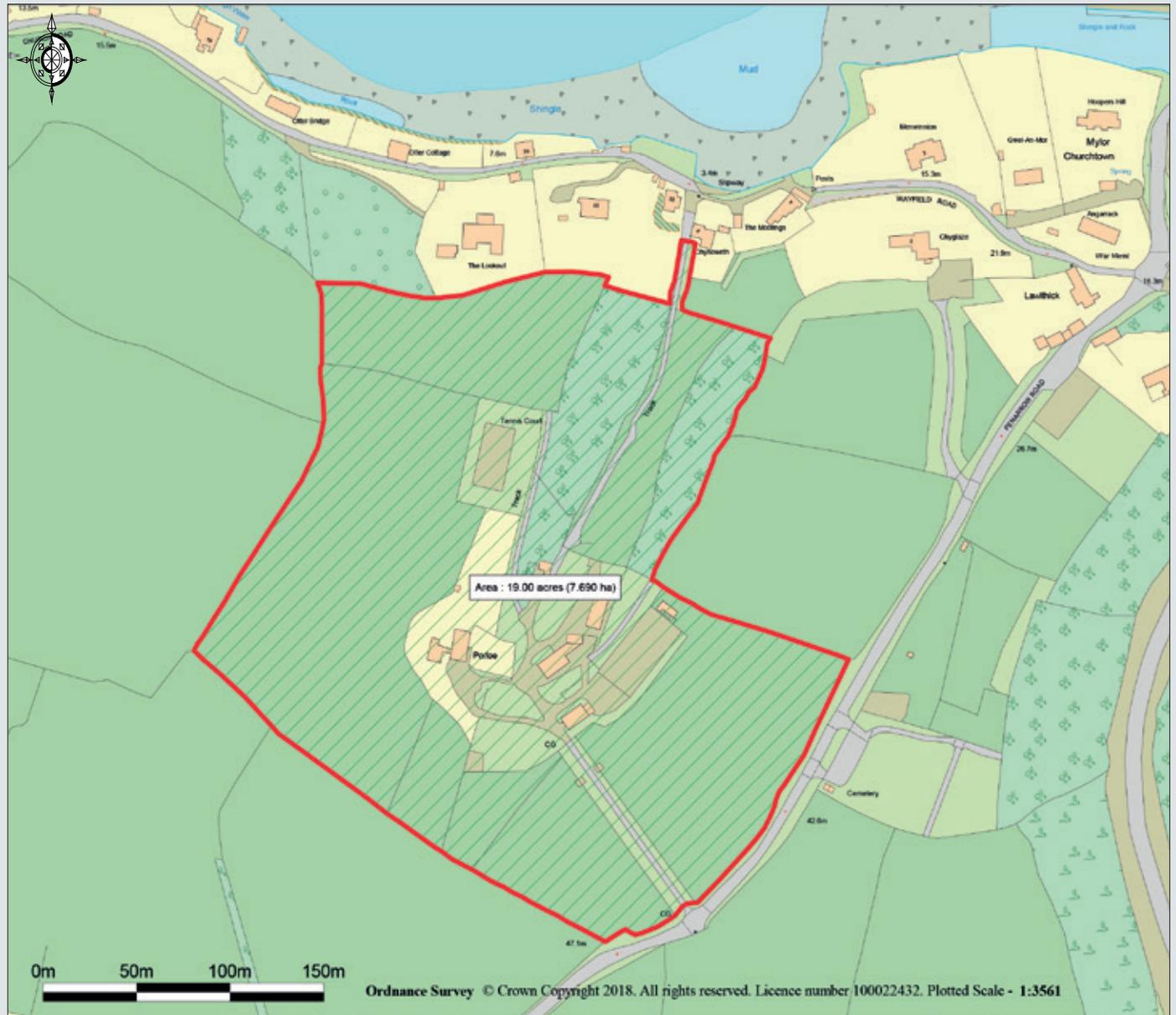
OUTBUILDING 3



OUTBUILDING 2



OUTBUILDING 1



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