

THE MODERN HOUSE



Gweek, Cornwall
£1,495,000 Freehold

Higher Tolvan

This beautifully executed barn conversion was completed in 2023 and is set in just under an acre of private gardens in a sought-after rural location above the Helford River, at the edge of the Cornish village of Gweek. The stone foundations of the original agricultural building have been sensitively extended to offer a little under 2,100 sq ft of internal space, while prioritising excellent eco credentials and energy efficiency.

A modern interior application pairs natural materials with an excellent quality of natural light, with extensive glazing connecting visually to the elevated private gardens. The far-reaching views look out across field upon field of open countryside and towards the classic boatyard of Gweek. Ideally positioned, the location offers easy access to Falmouth, Helston, the coastal highlights of the Lizard Peninsula to the south, and St Ives to the west.

THE MODERN HOUSE



South-West England
£1,495,000 Freehold

+44 (0)20 3795 5920
themodernhouse.com
info@themodernhouse.com

Higher Tolvan

Environmental Performance

Exemplary eco credentials were integral to both design and construction, resulting in excellent energy efficiency. Solar power batteries, air source heat pumps, and high levels of insulation in the external walls and roof ensure excellent insulation without compromising the design integrity. Underfloor heating runs throughout and a borehole provides an independent water supply.

The Tour

Set at the tip of a tree-lined driveway, the position ensures excellent privacy and seclusion. There are several access points, with the primary entrance on the southern façade. A series of incredibly light, interconnected living spaces follow an open-plan, lateral layout across the ground floor.

Designed to easily adapt from everyday living to social entertaining, the kitchen and dining room occupy the western wing. Easily maintainable micro-cement runs underfoot, and handcrafted joinery is paired with cast concrete work surfaces to form the bespoke kitchen. Large picture windows are strategically placed to frame views across the gardens. A large utility space, cloakroom, and shower room are also in this section of the house.

The owners have sourced some of the antique doors and hardware from Spain which, along with the softly delicate plasterwork, lends the house a contemporary Mediterranean feel.

High ceilings follow the pitch of the roof line, adding a sense of volume and openness, as well as plenty of versatility in layout. The dining area is set to one side of the room, providing space for social dining. Floor-to-ceiling glazing ensures a constant visual connection between the interior and exterior spaces, inviting light to flood throughout the day.

A pair of timber-framed glass doors connect to the central section of the home, where a more intimate seating area has been neatly arranged to one side. A modern corten steel log burner forms the centrepiece of the space. A study is set behind salvaged timber panelling from the Orangery at the owners' previous cliff-top dwelling, providing a quiet spot for homeworking, reading, or music.

The east wing of the ground floor level is dedicated to an elegant bedroom suite that emanates a quiet, calm aesthetic – ribbons of glass anchor the space in its setting, providing peaceful views of the natural surroundings. The en suite bathroom has a large oval Lusso Stone bathtub and a walk-in shower and has been finished with exquisite attention to detail in brushed gold sanitaryware.

Ascending the winding central staircase, two further bedrooms flank a family bathroom positioned centrally. Large skylights bring excellent light and airflow, while floating mullion windows open onto the rear garden with views over the fields beyond.

THE MODERN HOUSE



South-West England
£1,495,000 Freehold

Higher Tolvan

Outdoor Space

South-facing terraces lead directly from the house, the perfect position to enjoy eating outside or an evening sundowner. Undulating lawns flow to a border of mature trees and hedging, creating seclusion and privacy. Attracting a varied array of local wildlife, and birdlife, the outside space merges effortlessly with the surrounding landscape.

Shingled pathways wrap the house, leading to a series of raised beds for growing vegetables, fruit and flowers to the rear.

Area Guide

Equidistant between the popular towns of Porthleven and Falmouth, Gweek lies just east of Helston in Cornwall. The beautiful Helford River, with its sailing facilities and glorious sub-tropical gardens, is five minutes from the house. Gweek's Classic Boatyard and café are a short bike ride or 20-minute walk away. Popular café, restaurant and bakery Flora, at the historic and unspoilt Trelowarren estate, is 15 minutes by car and The Black Swan and The Ship Inn are among local favourites for pubs nearby. The independent shops of Helston are a 15-minute drive away, notably CAST Café and a 15th-century pub with an onsite brewery, The Blue Anchor.

The house is also exceptionally well located for easy access to The Lizard Heritage Coast. The golden sands of Church Cove, a hidden gem perfect for surfing, swimming and bathing, can be reached in less than 20 minutes by car. Dollar Cove, which takes its name from the silver dollars that still wash up from an ancient wreck and the charming 13th-century church, St. Winwalloe, are also both within easy reach. Lizard Point, Britain's most southerly, is a 25-minute drive away.

The cathedral city of Truro is approximately 30 minutes by car. It has a fantastic selection of independent shops, cafes and restaurants, as well as a museum and theatre. The university port of Falmouth is 25 minutes away, with an ever-growing arts and music community, there are a host of artisan food stores, independent and antique shops abound along with a new world music venue, arthouse cinema, waterside restaurants and pubs and the National Maritime Museum. St Ives is within a 45-minute drive to the north-west, with its own Tate and the Anima Mundi Gallery, a leading contemporary art gallery in the South West. It is also home to the wonderfully preserved Barbara Hepworth Museum and Sculpture Garden. Nearby is Tremeneheere Sculpture Gardens, host to a multitude of installations by international artists.

Local schools include the primary and secondary schools in the harbour village of Mullion, Truro School and Truro High School for Girls, and Mary's Catholic Primary School in Falmouth.

THE MODERN HOUSE

South-West England
£1,495,000 Freehold

Higher Tolvan

From Truro, there is easy access to the A39 and A30. Stations in Truro and Redruth are both 30 minutes by car, providing direct GWR links to London Paddington in 4.5 hours.

Council Tax Band: D

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.