

Trevanson Farmhouse

WADEBRIDGE



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ESTATE AGENTS



- **Handsome Three Storey Detached Period Farmhouse in Tranquil Hamlet & Area of Outstanding Natural Beauty**
- **Conveniently Situated Less than a Mile from the Bustling Market Town of Wadebridge**
- **Character, Originality, Style & Modern Influence**
- **Five Bedrooms with Two Bathrooms**
- **Bespoke Oak Kitchen with Caesarstone Work Surfaces & Premium Appliances**
- **Three Individual Reception Rooms/Two Wood Burning Stoves**
- **Utility Room & Two Cloakrooms**
- **Generous Lawn, Mature Planting, Large Garden Shed, Cornish Stone Boundaries, Ample Driveway Parking & EV Charger**

Nestled in the peaceful hamlet of Trevanson, on the edge of the ever-popular market town of Wadebridge, lies Trevanson Farmhouse, a distinguished five bedroom detached residence set amidst beautifully mature gardens and grounds.

In recent years, Trevanson Farmhouse has been the subject of an all encompassing top down renovation to create a truly special residence full of originality, style, panache and a subtle modern influence.

With its handsome natural stone facade, red brick window detailing, traditional double glazed wooden sash windows and bespoke oak kitchen, this appealing property combines character and craftsmanship offering an enduring sense of style.

The generous accommodation is arranged over three floors and begins with an inviting entrance porch, providing ample storage for coats and shoes. To the left, a cosy living room/snug centres around an inset wood-burning stove, creating the perfect retreat. To the right, the striking L-shaped kitchen and dining room forms the heart of the home, featuring a large central island, engineered herringbone flooring, and a second wood-burning stove. The bespoke oak kitchen is both sleek and minimalist, finished with Caesarstone worksurfaces, a gas hob, Ilve range cooker, and integrated dishwasher. A breakfast bar and space for a dining table make this an ideal setting for entertaining. Flowing seamlessly from here is a third reception room to the rear, overlooking the garden. Bathed in natural light from a dramatic roof lantern, this room also enjoys French doors opening onto the patio and slate tiled flooring underfoot. The ground floor is completed by a comfortable double bedroom, a practical utility room, and a stylishly renovated cloakroom, beautifully finished with Mulberry wallpaper and herringbone wood panelling.

Trevanson Farmhouse, Trevanson Wadebridge, PL27 7HP £850,000



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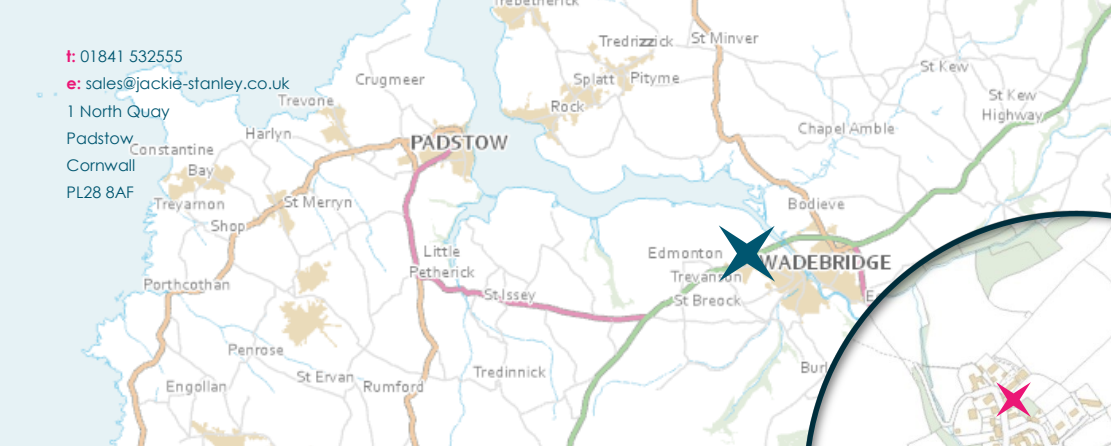
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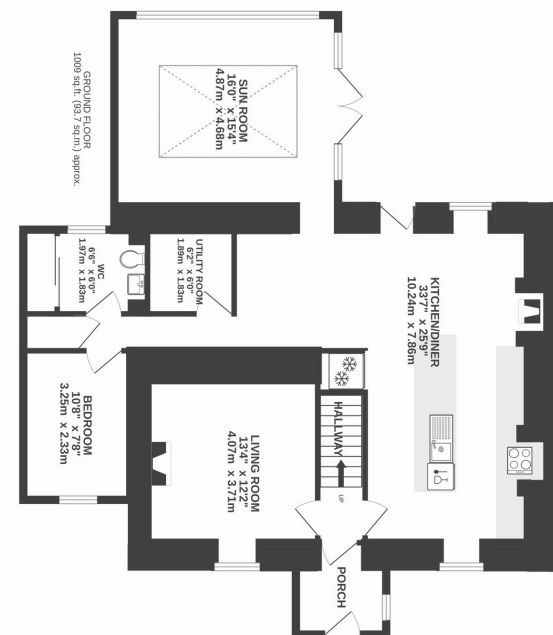
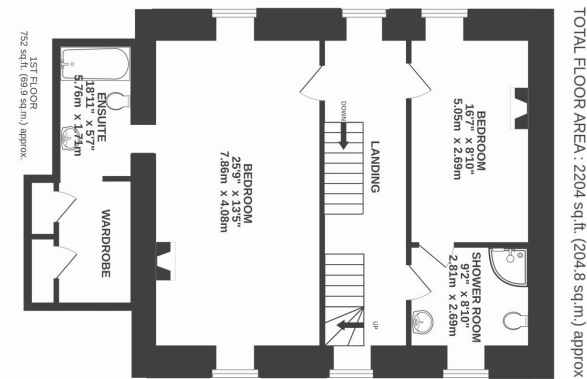
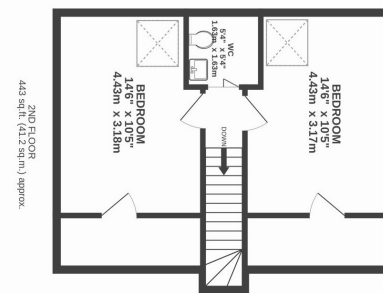
The first floor is home to a generous master suite featuring a spacious bedroom, an en-suite bathroom and dressing room accessed via a short step down. Also on this level is a further double bedroom and a family shower room with a charmingly traditional feel. The second floor offers two additional double bedrooms each with walk-in storage and Velux windows, together with a convenient cloakroom.

The gardens at Trevanson Farmhouse are mainly laid to lawn and bordered by mature hedges and established planting, offering both seclusion and year-round interest. Beautifully crafted Cornish stone walls have been recently added, giving the outdoor space a timeless character. A sunken patio and raised seating area provide the ideal setting for summer entertaining, relaxed family gatherings, or simply enjoying the tranquillity of the surroundings. A large garden shed provides excellent storage as does a natural stone outbuilding, combining practicality with the charm of this beautifully maintained garden. To the front is a resin bound driveway providing ample driveway parking for many vehicles, EV charger and pedestrian access down one side of the building. There is a vehicular right of way to the side of the property which leads to a new property currently under construction. Services to the property include mains water and electricity, septic tank drainage and an oil fired central heating system. EPC rating E. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

A designated Area of Outstanding Natural Beauty, Trevanson conveniently sits less than a mile from the centre of the thriving market town of Wadebridge. Set alongside the River Camel, Wadebridge is best known for its scenic surroundings, historic charm, and access to the Camel Trail, a popular cycling and walking path that follows a former railway line between Padstow and Bodmin. The town has a vibrant town centre with independent shops, cafes, traditional pubs, a cinema and selection of supermarkets. It combines a friendly local feel with a touch of sophistication that appeals to visitors and families alike. Wadebridge is equal distance from the picturesque harbour town of Padstow with its fabulous restaurants and quaint shops and the water sports haven of Rock.

To find Trevanson Farmhouse, from the centre of Wadebridge head west on West Hill. Approximately half way up, turn right onto Trevanson Road. Follow Trevanson Road all the way to the end and the bridge over the bypass. Upon entering the hamlet of Trevanson, follow the lane round to the left and then right down into the hamlet. Trevanson Farmhouse can be found along on the right hand side. The postcode for satellite navigation is PL27 7HP. What3words: adhesive.desks.common

"A truly special residence packed full of originality, style, panache and a subtle modern influence"



TOTAL FLOOR AREA: 2204 sq.ft. (204.8 sq.m.) approx.