



Lower Tregellist



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St. Kew, Bodmin, Cornwall, PL30 3HG

Port Isaac 3.4 miles - Wadebridge 5.3 miles - Rock 7.1 miles

Three bedroom house with one bedroom converted barn in private location with countryside views and adjoining field of approximately 6 acres.

- Detached Three Bedroom House
- One Bedroom Converted Barn
- Spectacular Countryside Views
- Period Features
- Beautifully Manicured Gardens
- Spacious Outbuildings
- Ample Parking
- Approximately 6 Acres
- Freehold
- Council Tax Bands: F and A

Guide Price £1,100,000

SITUATION

Lower Tregellist is situated in the picturesque hamlet of Tregellist, in the parish of St Kew. Approximately 1 mile away, St Kew Churchtown is renowned for its 14th century award-winning gastro pub, St Kew Inn and its ancient church. The estuary town of Wadebridge is 5.3 miles away and offers a variety of shops together with primary and secondary education, cinema, numerous restaurants and sports and social clubs. The picturesque fishing villages of Port Isaac and Port Gaverne are 3.4 miles away, with many fine beaches and coves nearby. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

DIRECTIONS

From Wadebridge, take the A39 towards St Kew Highway and after 2.4 miles turn left where there is a sign for St Kew Inn. After 1.1 miles, continue straight on at the junction, through the ford and take the first right hand turning and then the next left. At the next T-junction take a right, then the next left signposted Tregellist. Follow the road around to the left and continue for a further 0.7 miles and you will arrive at the entrance of a track. Follow the track to the end and the property is located on your left hand side.

What3Words: ///allows.curated.mango

VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.



ACCOMMODATION

The front door leads into an entrance hall with access to the kitchen/dining room, sitting room, shower room, utility room and stairs to the first floor. The dual aspect farmhouse kitchen benefits from a range of base and wall units with Heritage cooker, composite sink with mixer tap, integrated dishwasher, space for appliances, a window to the front and French doors to the rear garden. The sitting room features a large inglenook fireplace with slate hearth, cloam oven and log burning stove and has built-in shelving and French doors opening onto the rear patio. The shower room offers a walk-in corner shower, low level WC, wash hand basin and storage cupboard. The utility room benefits from base and wall units, Belfast sink with mixer tap, space and plumbing for appliances and a door to the rear porch with built-in shelving and access to the garden.

The first floor landing has a built-in bookshelf, airing cupboard and access to three double bedrooms and two bathrooms. To the right is a bathroom with a concealed wash-hand basin and WC, panel bath with hand-held shower and bidet. Bedroom Three is a dual aspect double room with fitted wardrobes and exposed beams. Bedroom Two is also a double room with exposed beams and Bedroom One is a dual aspect generous double room with fitted wardrobes (one housing the hot water tank), exposed A-framed beams and access to the Jack and Jill bathroom which can also be accessed via the landing. The Jack and Jill bathroom benefits from a panel bath with overhead shower, low level WC and wash-hand basin.

Both the main house and barn offer far reaching countryside views.

THE BARN

The barn is a reverse accommodation one bedroom cottage which can be accessed by a flight of stone steps to the front door. This leads to a dual aspect open plan sitting room and fully equipped kitchen, featuring exposed A-frame beams, base and wall units, electric oven and gas hob, composite sink and mixer tap and integrated dishwasher and fridge. The garden door leads into a hallway with access to the double bedroom, bathroom and stairs to the first floor. The bedroom benefits from fitted wardrobes, a window to the front and French doors opening onto a decked area. The bathroom offers an L-shaped panel bath with overhead shower and a concealed WC and wash-hand basin with vanity unit.

OUTSIDE

To the front of the property is gravelled parking for multiple vehicles. The well manicured gardens are mostly laid to lawn with seating areas, flower beds, vegetable plots, fruit trees and spectacular countryside views. There is a large agricultural barn and attached potential garage with light, power and water connected. Attached to The Barn is a stone shed housing the gas boiler with light and power connected. There is additional pasture land of just under 6 acres.

SERVICES

Mains electricity and water. Oil fired central heating for the main house and LPG gas for The Barn. Private drainage via a septic tank. Broadband availability: Ultrafast and ADSL. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

AGENTS NOTE

The land is currently rented to a local farmer for livestock whose contract is due to expire in October 2024.

Lower Tregellist has right of way access over the lane to the front of the property.

There is a permissive footpath down the lane and past the front of the property which leads into a field owned by a third party.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	73
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1851 sq ft / 171.9 sq m
 Barn = 577 sq ft / 53.6 sq m (excludes shed)
 Outbuilding = 1113 sq ft / 103.4 sq m
 Total = 3541sq ft / 328.9 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Outbuilding

Barn First Floor

Barn Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1097219