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TREMADART HOUSE TREMADART ROAD, DULOE, LISKEARD, CORNWALL, PL14 4PE

PRICE GUIDE £1,175,000





A charming country house of substantial proportions, south facing and privately situated with paddock and level gardens between the beautiful East and West Looe River Valleys.

About 4305 sq ft, Stunning 25' Farmhouse Kitchen/Breakfast/Family Room, 22' Drawing Room, 16' Dining Room, 20' Sitting Room, Domestic Offices, 7 Bedrooms (6 ensuite), Long Private Drive, Extensive Gardens, Pasture Paddock, Woodland, Ample Parking, Kitchen Garden, Triple Garage/Carport.

LOOE 4 MILES, PLYMOUTH 22 MILES, FOWEY 12 MILES, NEWQUAY INTERNATIONAL AIRPORT 28 MILES

LOCATION

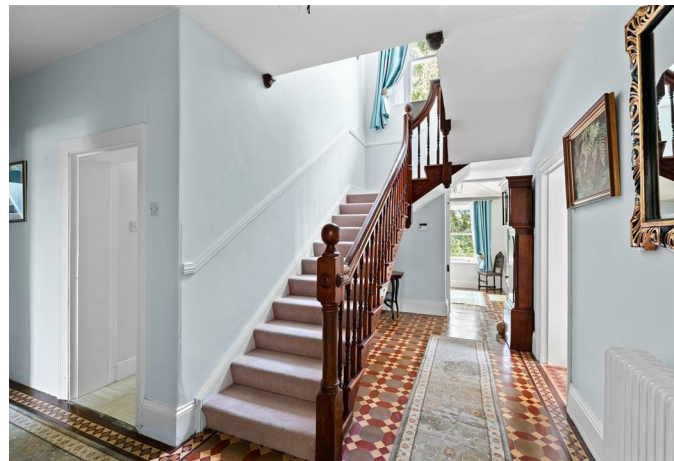
The property is privately positioned in a fine location on the edge of the popular rural village of Duloe with its community shop, award winning local inn, primary school (rated good by Ofsted) and place of worship. A regular bus service provides convenient connections with Liskeard, Looe and Polperro.

The area of Tremadart is mentioned in The Domesday Book (1086) and Duloe has it's own ancient stone circle.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust.

Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. Looe has a branchline railway providing a useful commuting link via mainline trains at Liskeard (Plymouth to London Paddington 3 hours). The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including St Mellion. Plymouth offers access to cross channel ferry services and there is an international airport at Newquay.

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock.



DESCRIPTION

Tremadart House was built at the end of the 19th Century and was then a farmhouse on land formerly owned by the Duchy of Cornwall. This fine house will be found to be exceptionally well presented and successfully blends traditional and period features to provide a comfortable family home.

The versatile layout extends to 4305 sq ft over two floors with partial double glazing and mains gas central heating.

The accommodation briefly comprises as follows – the entrance door opens into the porch and reception hall with attractive balustrade staircase rising to the first floor. The principal living rooms include a 22' drawing room with Chesney wood burner and with a dual aspect and tall French doors opening to the west terrace, a 16' formal dining room with French doors to the west terrace and a 20' sitting room again with French doors and open fire. The 25' bespoke kitchen/family room with mains gas fired Aga is an exceptional room with great care taken to create an ergonomic space for the chef whilst retaining ample room for entertaining and casual dining, the dual aspect windows provide a fine outlook over the gardens and the high ceiling only serves to enhance this fabulous room. There are the usual domestic offices and a study on the ground floor.

The two staircases enable versatility with seven double bedrooms, six of which have ensuite bath/shower rooms all presented to a quality, contemporary standard.

Prior to our clients ownership the property was successfully used as a quality, "boutique" style bed and breakfast, capitalising on the convenient and idyllic location close to the coastline of the Cornish Riviera, Tremadart House lends itself to this type of activity but equally works well as a large family home with the potential for multi-generational living.







OUTSIDE

The property is approached over a long and level private driveway, leading to a parking/turning area with ample space for motorhome or boat etc. In turn this leads to the superb triple garage/carport (one bay is open). There is also a useful secondary access via a right of way over the lane that serves Tremadart Farm Barns.

There are extensive patio areas adjacent to the house providing alfresco dining and entertaining space with a south and west aspect. The gardens are enclosed, level and predominantly lawn with a croquet/tennis lawn, established tree and shrub beds together with intriguing wooded and natural areas.

The paddock and kitchen garden present opportunities for those with smallholding interests. The property in all extends to about 1.5 acres.

COUNCIL TAX - G, EPC RATING - E

DIRECTIONS

Using Sat Nav - Postcode PL14 4PE



Tremadart House

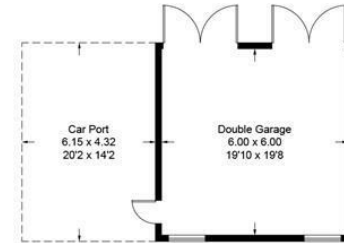
Approximate Gross Internal Area = 399.9 sq m / 4305 sq ft
Double Garage = 66.6 sq m / 716 sq ft
Total = 466.5 sq m / 5021 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID446683)

These particulars should not be relied upon.