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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

HORSEPOOL FARMHOUSE ST. MELLION, SALTASH, PL12 6RN

PRICE GUIDE £950,000





Horsepool Farmhouse is the quintessential thatched 'chocolate box' Grade II listed farm house with the added benefit of a self-contained studio/annex.

It is privately situated within approximately three quarters of an acre of gardens, orchard and woodland, adjacent to the St Mellion International Golf Resort and close to the western boundary of the Tamar Valley AONB.

The main property is approximately 1741 sq ft. The ground floor accommodation comprises a reception hall, 16' dining room, 19' kitchen / breakfast room, 17' sitting room, cloakroom/WC. The round staircase leads to the first floor which comprises, 3 double bedrooms, bath / shower room. To the exterior there is a long drive with ample parking, a self-contained 1 bedroom annex of approximately 876 sq ft, garage / workshop, with substantial gardens made up of orchard, lawns and woodland.

SALTASH 7 MILES, PLYMOUTH 13 MILES, WHITSAND BAY 14 MILES, TAVISTOCK 13 MILES, FOWEY 28 MILES, CARGREEN YACHT CLUB 4 MILES



## LOCATION

This is one of the most enviable golf locations in the south of England, set within the golf resort itself, the farmhouse lies only a short walk from the many facilities and amenities of the resort. St Mellion International Resort is a unique blend of contemporary style, exceptional facilities, true golfing heritage and wonderful Cornish hospitality. This is a modern resort on a scale that allows it to offer an exceptional range of high quality sporting, relaxation and dining facilities, delivered to a consistently high standard.

Set in 450 acres of stunning Cornish countryside, the resort offers an AA 4 star hotel together with two championship golf courses, namely the Kernow Course and Jack Nicklaus Signature Course, both with European Tour pedigree.

St Mellion lies within easy driving distance of the A38, with the town of Saltash having a wide range of shopping facilities including a Waitrose store on its northern outskirts and a mainline railway station (London Paddington 3 hours). The beautiful countryside of the Tamar Valley is in close proximity and obtained World Heritage Status in 2006 with its rich and diverse landscape. The City of Plymouth lies within a short drive and boasts a wide range of shopping, educational and recreational facilities centered around the fascinating and historic waterfront areas of The Barbican and Hoe.

The long extensive beaches of Whitsand Bay are within easy driving distance as are the famous North Coast surfing beaches along with the culinary delights of Padstow and Rock and visitor attractions including the Eden Project and the Lost Gardens of Heligan.







## DESCRIPTION

Horsepool Farmhouse comprises a detached property with a south west aspect and privately situated within beautiful grounds. The property is grade II listed and received a new thatched roof in 2023. The property benefits from various features including traditional heritage style radiators, partial double glazing, gas central heating, exposed beams and lintels including many other beautiful original features.

The annex / studio has permission for use as office, studio and garage space but could perhaps be used to provide self-contained overflow guest accommodation subject to any consents that may be required.

**HORSEPOOL FARMHOUSE** – approximately 1741 sq ft. Ground Floor - porch - reception hall - 17' sitting room, a dual aspect room with fireplace and Chesneys woodburner – cloakroom / WC - 16' dining room with dual aspect and feature staircase off - 19' kitchen / breakfast room, a dual aspect room with Smeg range and built in fridge, freezer, washing machine and dishwasher - laundry room / rear porch – First Floor - 19' principal bedroom with dual aspect and built in wardrobes - 2 further double bedrooms - superb family bath / shower room.

**STUDIO / ANNEX** – approximately 876 sq ft - reception hall - 31' open plan living room / kitchen with brand new integrated appliances - double bedroom – shower / WC. Electric heating.

## OUTSIDE

The property is approached over a long private tarmac drive leading to a relatively level parking and turning area with ample space for motorhome/caravan or boat etc. This in turn leads to a garage/workshop.

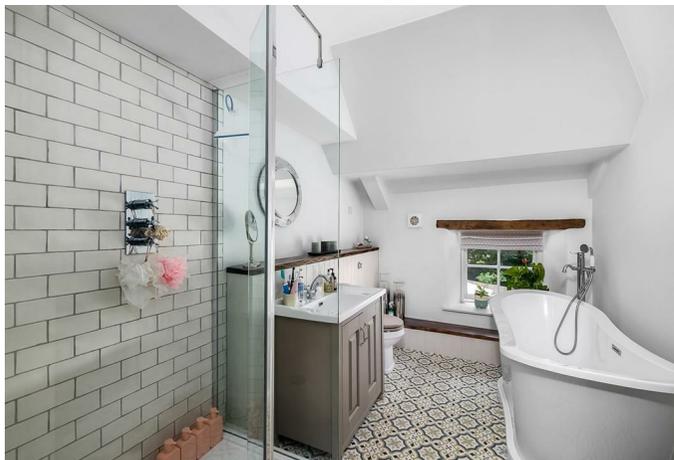
The established gardens extend to just over 0.75 acre and comprise extensive areas of lawn with mature orchard, various trees, shrubs woodland and lawns. The gardens offer a good degree of privacy and seclusion with a superb west facing paved sun terrace providing the perfect spot for barbecues and entertaining.

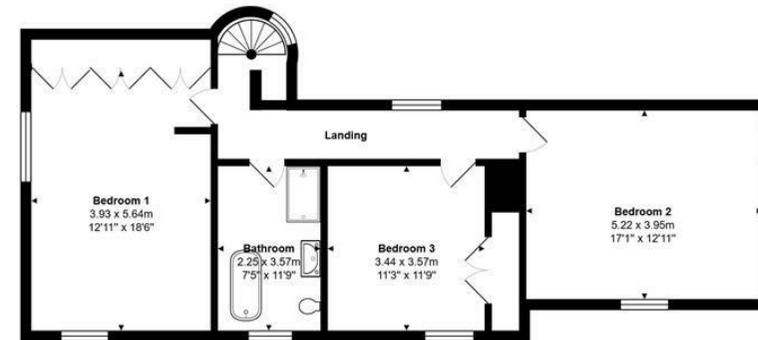
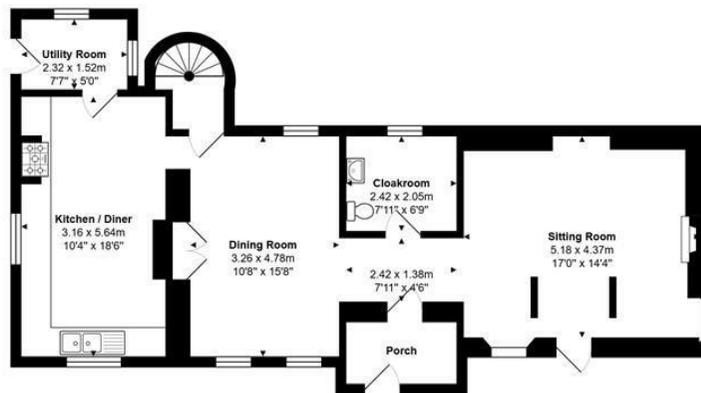
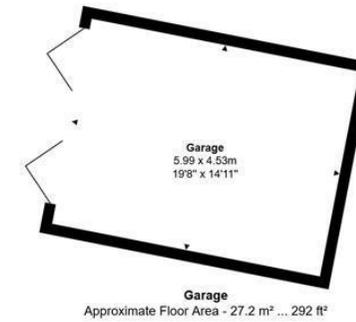
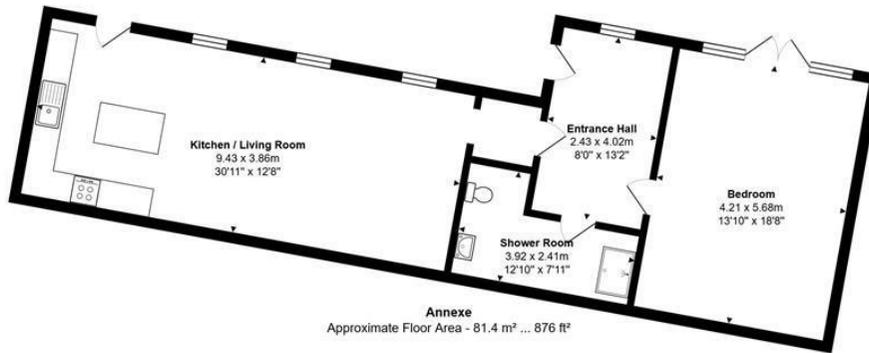
**EPC RATING - EXEMPT, COUNCIL TAX BAND -E**

Services - Mains Gas, Electricity, Mains Water. Super Fast Broadband and good mobile phone signal.

## DIRECTIONS

Using Sat Nav - Postcode PL12 6RN - upon entering St Mellion International Golf Resort the private entrance drive will be found on the left hand side.





Total Approximate Area - 270.3 m<sup>2</sup> ... 2909 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.