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TREDUDWELL FARMHOUSE TIDEFORD CROSS, SALTASH, CORNWALL, PL12 5JY

PRICE GUIDE £775,000





Classic Cornish wisteria clad farmhouse with a sunny south aspect, quietly situated within about 1.25 acres at the end of a long drive and only a short drive from the beaches of Whitsand Bay and the riverside village of St Germans. About 2594 sq ft, Sitting Room, Living Room, Kitchen/Dining/Family Room, Laundry/WC, Boot Room, 5 Bedrooms (2 Ensuite), Family Bath/Shower Room, Summerhouse, Barn with Potential, Garden and Meadow with Rewilding/Natural Areas, About 1.25 Acres.

TIDEFORD (A38) 1 MILES, ST GERMANS 3 MILES, WHITSAND BAY 7 MILES, SALTASH 6 MILES, PLYMOUTH 12 MILES, FOWEY 24 MILES, EXETER 56 MILES

#### LOCATION

Tredudwell Farmhouse is situated in peaceful open countryside about 2 miles north of Tideford. Tideford lies in rolling Cornish countryside on the north side of the Port Eliot Estate, home to the famous Port Eliot Festival, about five miles west of Saltash and the Tamar Bridge. The village includes a renowned traditional butchers, Montessori nursery school, public house of excellent repute, restaurant, children's playground and a community centre. The A38, which passes through the village, provides excellent access to Plymouth and all parts of the region. There is a regular bus service through the village to Plymouth and neighbouring towns.

The nearby villages of St Germans and Landrake, about two miles away, have primary schools (Landrake Ofsted "Outstanding"), whilst St Germans also includes a sailing club and main line railway station with commuter service to Plymouth and beyond (Plymouth to London Paddington 3 hours).

The town of Saltash has a Waitrose Store on its northern outskirts. St Mellion International Golf Resort, the South Cornish Coast at Whitsand Bay and the wide expanse of Bodmin Moor are all within a short drive.



## DESCRIPTION

Tredudwell Farmhouse comprises a classic Cornish farmhouse believed to date from the early Georgian era and situated in a prized rural setting, the handsome farmhouse has been carefully improved in recent years and provides the perfect blend of period and contemporary features. Various features include heritage style radiators on an oil fired boiler system, full double glazing (except 1) with sash windows, slate flooring, and old fireplaces amongst many other features. The accommodation extends to about 2594 sq ft and briefly comprises - GROUND FLOOR - Porch - Reception Hall with attractive balustrade staircase off - 19' Living Room with decorative fireplace - 16' Sitting Room with AGA wood burner - 27' Kitchen/Dining/Family Room with oil fired AGA range, slate and granite worksurfaces and a Masterclass island unit - Laundry/Back Kitchen with slate floor and WC off - Rear Porch/Boot Room - FIRST FLOOR - Principal Bedroom with Ensuite Shower Room/WC - 4 Further Double Bedrooms (one with Juliet arrangement to the Bathroom) - Family Bath/Shower Room.

## OUTSIDE

The property is approached over a long private drive providing a quiet traffic free environment. The two neighbouring residential properties have a right of way over the drive with shared maintenance liabilities. There is ample parking leading to a traditional open fronted barn currently used for storage and as a carport. Our clients have made an application for conversion of this building to an annexe. The gardens are a particular feature with a beautiful enclosed front garden with lawn and colourful shrub and flower beds. To the rear lies a meadow, part of which is lawn with the remainder laid over as a natural rewilding area with an old well and a strategically positioned Summerhouse. The gardens have fabulous views over unspoilt farmland and the wooded valley. The garden extends to about 1.25 acre with the potential for use for smallholding or equestrian uses. A little used public footpath crosses part of the field.

EPC RATING - E, COUNCIL TAX BAND - F

Services - Mains water and electricity, private drainage. Fibre to the property.

## DIRECTIONS



Using Sat Nav - Postcode PL12 5JY - the property will be found at the end of the drive on the left hand side.

What three words - adverbs.bracelet.villa.



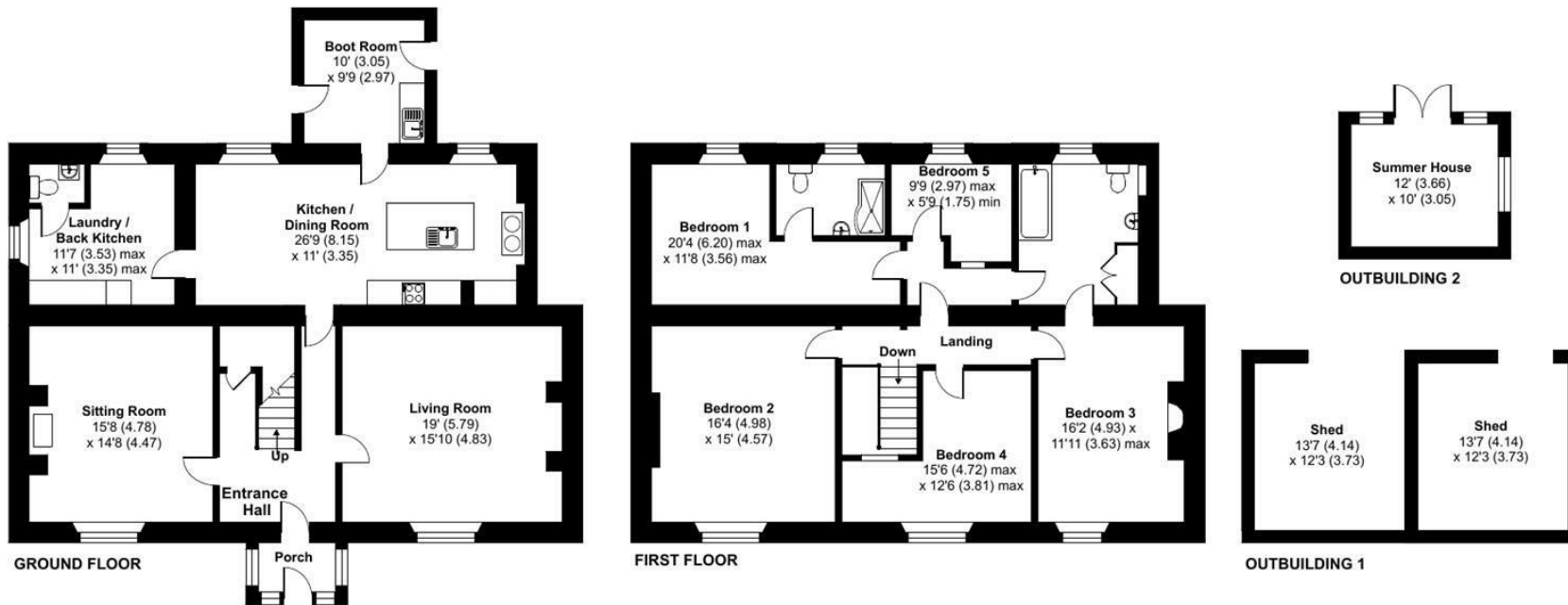




# Tideford Cross, Saltash, PL12

Approximate Area = 2594 sq ft / 240.9 sq m  
Outbuildings = 471 sq ft / 43.7 sq m  
Total = 3065 sq ft / 284.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Scott Parry Associates. REF: 1134214

These particulars should not be relied upon.