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WILLS TENEMENT TREHAN, SALTASH, PL12 4QN

PRICE GUIDE £575,000





In a glorious rural setting within the Tamar Valley AONB, the quintessential detached and thatched grade 2 listed farm house with walled secret garden and outstanding views towards the River Lynher estuary. About 1724 sq ft, 22' Sitting Room with wood burner, Snug, 17' Dining Room, 17' Kitchen/Breakfast Room with Aga, 3/4 Bedrooms, 3 Bath/Shower Rooms, Numerous Period Features, Workshop/Store, Ample Level Parking, 0.25 Acre of Private and Colourful Gardens, EPC - Exempt.

FORDER CREEK 1 MILE, SALTASH 2 MILES, PLYMOUTH 9 MILES, EXETER 51 MILES, WHITSAND BAY 11 MILES, FOWEY 28 MILES

LOCATION

The picturesque rural hamlet of Trehan lies only 1 mile from the waterside hamlets of Forder and Antony Passage both of which adjoin the wide tidal Lynher River estuary. This is a waterway frequented by a variety of pleasure craft with Plymouth Sound just over 4 miles distant by boat and the River Tamar navigable for about 10 miles upstream. With a south and west aspect the property commands open views across the unspoilt countryside of the Lynher Valley, the sheltered waters of the Lynher Estuary and the coastal hinterland of the Rame Peninsula beyond.

The nearby hamlet of Forder lies in a Conservation Area at the head of a tidal inlet of the Lynher River with moorings available by application to the Forder Community and Conservation Association. Saltash and Cargreen both have yacht clubs with sheltered deep water moorings. Set within a sheltered wooded valley the unspoilt hamlets of Trehan and Forder enjoy immediate access to open countryside including the Churchtown Farm Nature Reserve with a wide network of footpaths in the vicinity. Golf is available at the St Mellion International Golf Resort or the China Fleet Country Club. Easy access is gained to Saltash's bustling town centre, the main line railway station (Plymouth to London Paddington 3 hours) and the Waitrose store on its northern outskirts. The A38 provides easy access to Truro in the west and Plymouth or Exeter in the east. The wide expanse of Dartmoor and Bodmin Moor provide boundless leisure opportunities and are both within a short drive. The location is rich in natural flora and fauna, combining to create an area extremely popular with yachting and outdoor enthusiasts alike.



DESCRIPTION

Wills Tenement comprises an enchanting farmhouse, detached and with an open south west aspect over unspoilt countryside. Grade 2 listed, the property, with a well documented history, is believed to date from circa 1650 and has been lovingly restored and maintained by the current and previous owners. Whilst retaining many character and period features, the house also incorporates oil fired central heating and modern bath/shower rooms providing a warm and comfortable environment which is immensely practical for family life. Original period features include Yorkshire casement windows, slate flag flooring, inglenook fireplace with moulded granite lintel, exposed beams and a hipped roof stair turret amongst many others. The thatch was reredged in November 2017 and the thatch itself was replaced in 2008. A lapsed planning permission (ref PA14/01731) was granted for an extension to the kitchen to create a garden room.

The accommodation extends to about 1724 sq ft and is demonstrated by reference to the attached floorplan. A thatched canopy porch with granite pillar and moulded granite arch with heavy timber door opens into the "through-passage" hall with slate flagstone floor. The 22' long sitting room has a slate flagstone floor and a beautiful inglenook fireplace with moulded granite lintel, raised slate hearth and Woodwarm wood burner with cloam oven. The adjacent snug/study or fourth bedroom also has an open fireplace with Morso wood burner and a Yorkshire casement window with window seat. The 17' dining room has a brick floor and opens into the stunning 17' triple aspect kitchen/breakfast room with brick floor and exposed beams to the apex. The kitchen has 8' wide folding doors enabling an easy transition onto the south facing paved terrace and takes full advantage of the unspoilt views over the countryside of the Lynher River Valley and beyond. The bespoke kitchen has an oil fired Aga range, built in fridge/freezer and "blue eye" polished granite worksurface with inset Villeroy & Boch Belfast sink. Conveniently there is also a contemporary shower room/wc on the ground floor.

The stair turret with wide and gentle spiral staircase rises to the first floor landing. The master bedroom has a dual aspect with views to the south over the Lynher Estuary and exposed beams. There are two further bedrooms both of double proportions and one with an old stained glass window with the inscription "Cavendo Tutus". The family bath/shower room is presented to a contemporary standard.



OUTSIDE

The property is approached over a private gravelled driveway (the first short section of which is shared with the neighbouring residential property) leading to a courtyard providing ample parking with space for boat, motorhome or caravan etc. The 16' workshop/store houses the Worcester oil fired boiler. Approached from the canopy porch there is a laundry/shower room and wc, perfectly positioned for use after a day out on the water or in the garden. The established gardens are a particular feature, with a south and west aspect the gardens have far reaching views and are very well stocked with mature shrubs and flower beds which reach their peak during the late Spring/early Summer. Immediately adjacent to the kitchen lies a slate paved patio leading onto the lawn. A stone arch leads into a secret walled garden which again is laid to lawn and well stocked with shrubs and trees.







EPC RATING - EXEMPT (LISTED), COUNCIL TAX BAND - E
 SERVICES - Mains water, electricity and private drainage. Oil fired central heating. Broadband - Superfast available. Mobile Coverage - Indoor - Likely, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL12 4QN. Pull into the driveway and park immediately in front of the property.

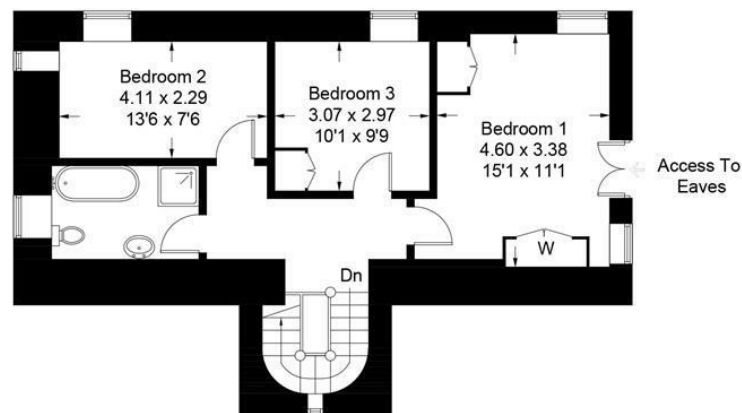


Wills Tenement

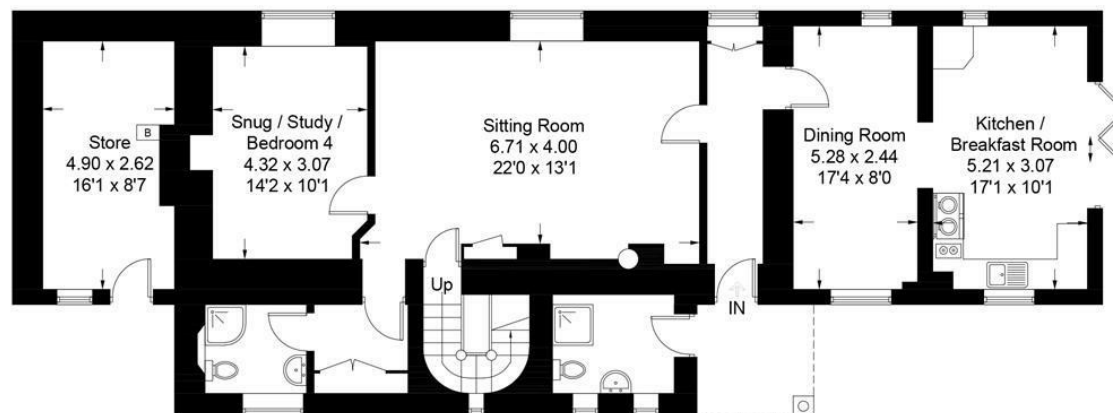
Approximate Gross Internal Area = 160.2 sq m / 1724 sq ft

Store = 12.9 sq m / 139 sq ft

Total = 173.1 sq m / 1863 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID468717)

These particulars should not be relied upon.