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TRESEATON, ROSELAND, PL14 3PQ

OFFERS IN EXCESS OF £1,000,000





A detached and south facing classic Cornish Victorian country house of substantial proportions in the sheltered Seaton valley with studio/annexe, paddock and river frontage. About 3269 sq ft, Stunning 35ft Kitchen/Family Room, Sitting Room, Snug, Den/Bar, Domestic Offices, 5 Bedrooms (1 ensuite), Studio/Annexe, Triple Garage/Workshop, EV Charger, Level Drive and Parking, Established Gardens, Paddock, Pond with Island and Barbecue Hut, 300 Yards Single Bank Fishing/Frontage to River Seaton, In all About 2.5 acres

MENHENIOT 1 MILE, LISKEARD 2 MILES, LOOE AND THE BEACH 8 MILES, PLYMOUTH 19 MILES, FOWEY 16 MILES, EXETER 60 MILES

LOCATION

The property is situated in the beautiful and sheltered rural valley of the River Seaton approximately one mile west of Menheniot. The village of Menheniot provides a variety of amenities including church, chapel, excellent village primary school (rated "Good" by Ofsted), post office and store, local inn, sports club and field providing tennis, football and cricket facilities. Liskeard (2 miles) has a wide range of shopping and recreational facilities including a main line railway providing links to Plymouth and Truro and is especially useful for those attending schools further afield, and of course as a commuter link (Plymouth to London Paddington 3 hours).

The town of Saltash (13 miles) has a Waitrose store on the northern outskirts and long frontage to the tidal River Tamar with it's moorings, (subject to availability) and a public slipway. Golf is available at Bindown, near Looe and also at St Mellion International Resort.

The City of Plymouth lies within commuting distance where there is an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.



DESCRIPTION

Treseaton lies in an enchanting riverside setting and comprises a spacious family home offering comfortable accommodation extending to about 3269 sq ft.

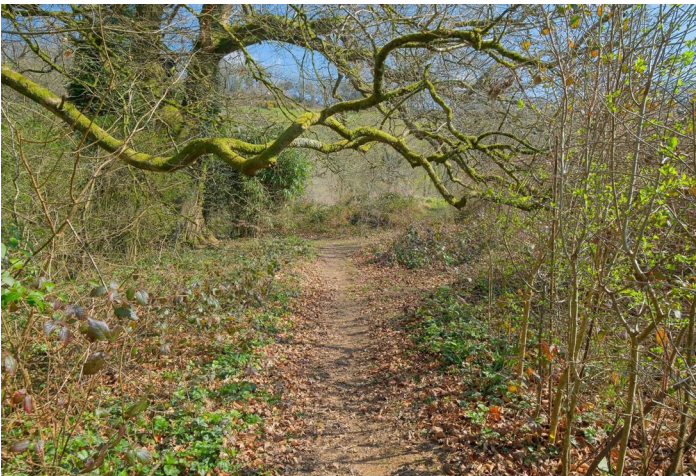
The property offers the perfect balance of period and contemporary features yet retains all of the charm and warmth of the classic Cornish Victorian country house. Sash windows, internal shutters, slate flag flooring and exposed beams are among the many character features. The house benefits from oil fired central heating with underfloor heating through a part of the ground floor and mostly double glazed (with some UPVC heritage style sash windows). This versatile home presents opportunities for multi-generational living, work from home space and/or income from holiday letting subject to any consents that may be required.

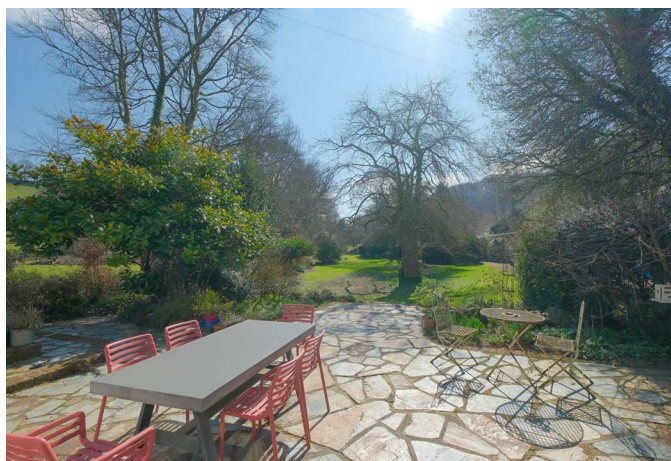
The accommodation extends to about 3269 sq ft and comprises as follows - GROUND FLOOR - 18' Triple Aspect Conservatory with travertine floor - 24' Grand Reception Hall with slate flagstone floor and underfloor heating - 14' Sitting Room with Morso wood burner has a cleverly designed folding bookshelf system enabling this room to be open plan during the summer - 25' Stunning Kitchen/Dining/Family Room with exposed beams to the apex and underfloor heating, this room forms the hub of the house and was created by renowned building company, FD Hall and Son, the exceptionally well equipped kitchen is hand built by local master craftsmen incorporating beautiful pippy oak fronted cabinets under long ranges of granite work surfaces. The kitchen enjoys a fine outlook over the river, designed with the cook and entertaining in mind the room has a travertine floor and folding doors on the south elevation open to provide a seamless transition to the riverside terrace, just perfect for barbecues and alfresco dining.

Further accommodation on the ground floor includes a cosy Snug (14') with oil fired wood burner style heater, a Den/Bar (16') with WC off, Laundry Room and a Boot Room (22') with oil fired boiler and Gardeners WC.

FIRST FLOOR - 16' Principal Bedroom with Ensuite Bathroom with walk in shower - 4 Further Double Bedrooms (one with Gallery off) - Family Bathroom - Each of the bedrooms enjoys a fine outlook over the gardens and river.







OUTSIDE

The property is approached over a private driveway (shared with 4 residential properties) leading to the level parking/turning area with ample space for motorhome or caravan etc. The triple garage/workshop (with EV Charger) extends to about 595 sq ft and forms the ground floor of the Studio/Annexe which offers a kitchenette/wc and two rooms. The Studio has B1 use, is registered for business rates and is may be ideal for use in connection with a business, as work from home space or perhaps as secondary accommodation (subject to any consent).

Adjacent to the house there is extensive patio space with sunken 6 person hot tub, the kitchen and riverside patio have been designed to enable a seamless transition between indoor and outdoor space, with a south aspect over the garden and unspoilt valley this area provides the perfect spot for entertaining. The gardens are level and laid to lawn with well established tree, flower and shrub beds. There are many mature specimens including a majestic Tulip tree, Camellias, Magnolia and Yew amongst many others. Beyond the garden there is a paddock area (currently naturalised) and a large wildlife pond with island and a strategically positioned Barbecue Hut closeby, perfect for observing the wildlife and entertaining.

To the rear there is a productive kitchen garden with orchard, polytunnel with irrigation system, greenhouse with mature grape vine and a fruit cage. Other outbuildings include a tractor/garden shed and large open fronted log store.

The gardens and paddock extend to about 2.5 acres in total, the eastern boundary is formed by the River Seaton providing a fascinating natural feature with a total frontage of about 300 yards.

EPC RATING - E, COUNCIL TAX BAND - F

SERVICES - Private borehole water, mains electricity and private drainage. Mobile Coverage - Indoor - Limited/Likely, Outdoor - Likely. Broadband - Ultrafast available.

DIRECTIONS

Using Sat Nav - Postcode - PL14 3PQ

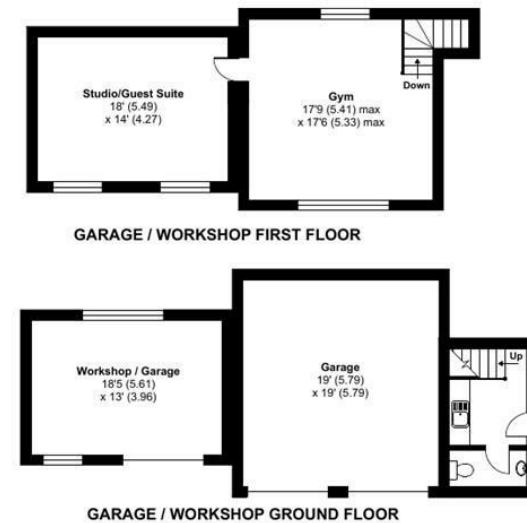
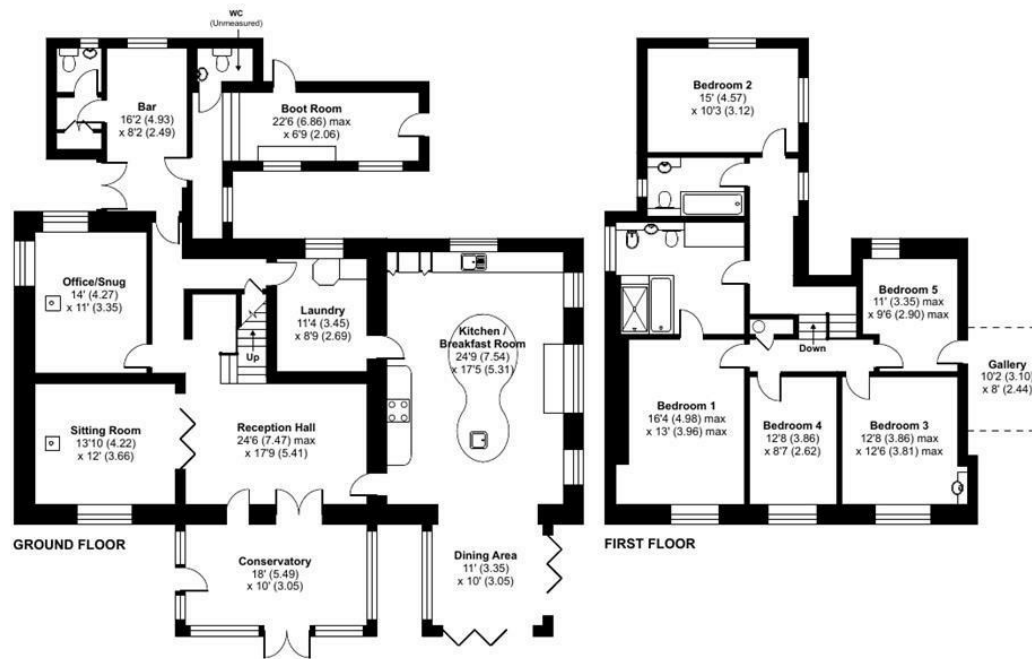
Treseaton, Roseland, Liskeard, PL14

Approximate Area = 3269 sq ft / 303.7 sq m (excludes WC)

Garage / Workshop = 1315 sq ft / 122.1 sq m

Total = 4584 sq ft / 425.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 277967

These particulars should not be relied upon.