



Tregarrick Court
Duloe | Cornwall | PL14 4QF

FINE & COUNTRY

TREGARRICK COURT



The impressive and substantial Tregarrick Court is positioned in a picturesque and desirable area of Duloe just outside the rural village of Pelynt with its village stores, 1100 plus 4.4 star reviewed local inn, a performing primary school recently graded good by Ofsted and places of worship. The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with numerous attractions in the ownership of the National Trust. Nearby, Polperro, Polruan / Fowey and Looe are all excellent days out, (and only 20 minute drive), each with their own harbours, fishing fleets and award winning restaurants. Talland Bay with its family beach is only twelve minutes away and provides safe and protected wild swimming, and access to the South West Coastal path.

Looe has a branch line railway providing a useful commuting link via mainline trains at Liskeard (London Paddington 3½ hours). The deep waters of the Fowey estuary and the Royal Yacht Club are well known to the sailing fraternity. The annual Fowey literary festival also attracts international visits and acclaim due to the close connections with Daphne Du Maurier. The nearby championship golf courses at St Mellion have hosted the International Open for six consecutive years with its two immaculate and demanding 18-hole European Tour golf courses has become the flagship venue of Crown Gold and is internationally respected and ranked second in the UK 4 star Golfing hotels.

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, and award winning dining and three one star Michelin establishments, Lost Gardens of Heligan, The Eden Project and National Trust properties such as Cotehele and Lanhydrock.

Tregarrick Court dates back to 1812, with the barn conversion taking place some 25 years ago. This tranquil and perfectly proportioned property offers accommodation of spacious proportions and is well suited to family living and grants the new custodians an unparalleled connection with nature. The property has undergone extensive development in recent years with care being taken to create a home of immense warmth and character. Features include reclaimed doors, exposed beams and timbers together with slate flag flooring. The kitchen and bathrooms are presented to a stylish and premium standard and the central heating is supported by solar hot water.

Mill Cottage, is currently used for garaging/workshop, this spacious outbuilding has consent granted planning permission for conversion to provide a creative barn development. The planning permission is for a self contained independent property with its own land and boundaries. This would prove highly desirable and only be added value to this fabulous country home.

The gardens are thoughtful, extensive and intriguing and form a distinct feature of this delightful country home. Perfectly maintained, a private sanctuary with a westerly aspect over the unspoilt Cornish valley landscape. Tregarrick Court is a rare find.



The accommodation extends to approximately 2,560 sq ft (237 sqm) and is demonstrated on the attached floor plan and corresponding Matterport. A heavy well dressed hardwood door with antique furniture opens into the reception hall with slate flag floor, balustrade and staircase rising to the first floor and slate floored hallway leading off. The sitting room has a triple aspect with windows and French doors overlooking and opening directly into the garden and large stone paved patio. Perfect for alfresco dining.

The kitchen/breakfast room comprises a range of polished granite work surfaces with hardwood drawers and cupboards under and matching eye level cupboards, together with a Belfast sink and tiled floor with designer radiators. Appliances are premium and the kitchen is perfectly designed. From the kitchen a wide opening leads into the conservatory, with its wood burner and professionally insulated vaulted ceiling creating a warm and comfortable environment. Further accommodation on this floor includes a bedroom, study, walk in shower room and utility room. The dining room is with its slate flooring and log burner offers the most welcoming space to entertain.















On the first floor the master bedroom en suite shower room is presented to a contemporary standard with its French doors opening onto a small patio with outstanding views. There are three further bedrooms, one of which has a dressing room with the potential to be converted to an en suite shower room, depending on individual needs. In addition, there is also a family bathroom with panelled in bath, having a shower attachment, pedestal wash hand basin, low flush WC.



















The gardens are laid to lawn and well planted with various mature trees and shrubs creating a sheltered and private environment with natural areas. Adjacent to the side and rear of the house is a timber decked sun terrace and Indian stone paved patio, together with a further area of timber decking, a recently added and carefully positioned summerhouse is a delightful addition to really allow the new custodians to take advantage of the fine 360 degree views over the unspoilt Cornish countryside of the surrounding valley. Beyond the garden there is an area of natural bluebell woodland extending to approximately 1.7 acres and having long frontage to a stream which is a tributary of the West Looe River. Beyond the woodland and garden is the paddock extending to approximately 5 acres and with the benefit of a separate road access. The woodland, paddock and garden total in all about 8 acres.

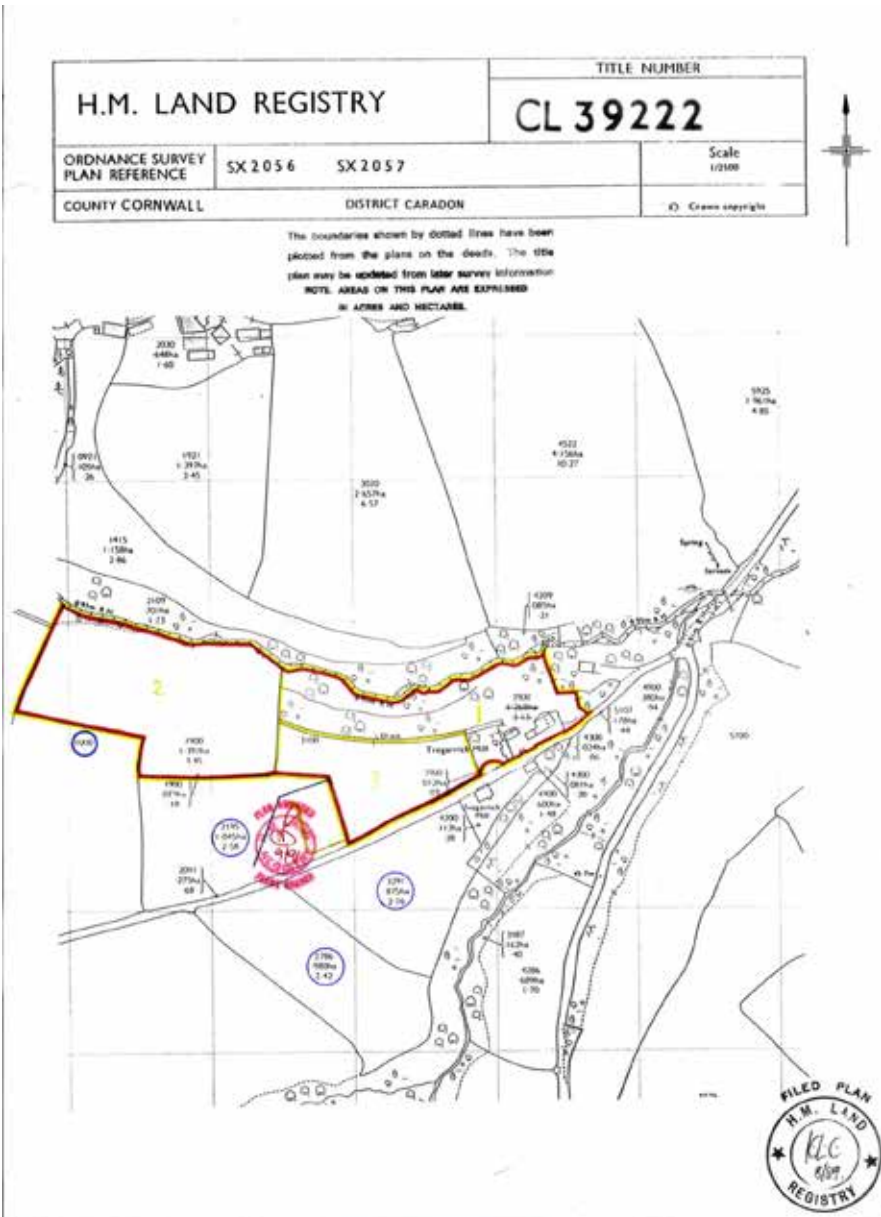
Services

Main water and electricity. Private drainage. Private water also available via a borehole. Oil fired central heating. Solar hot water system.

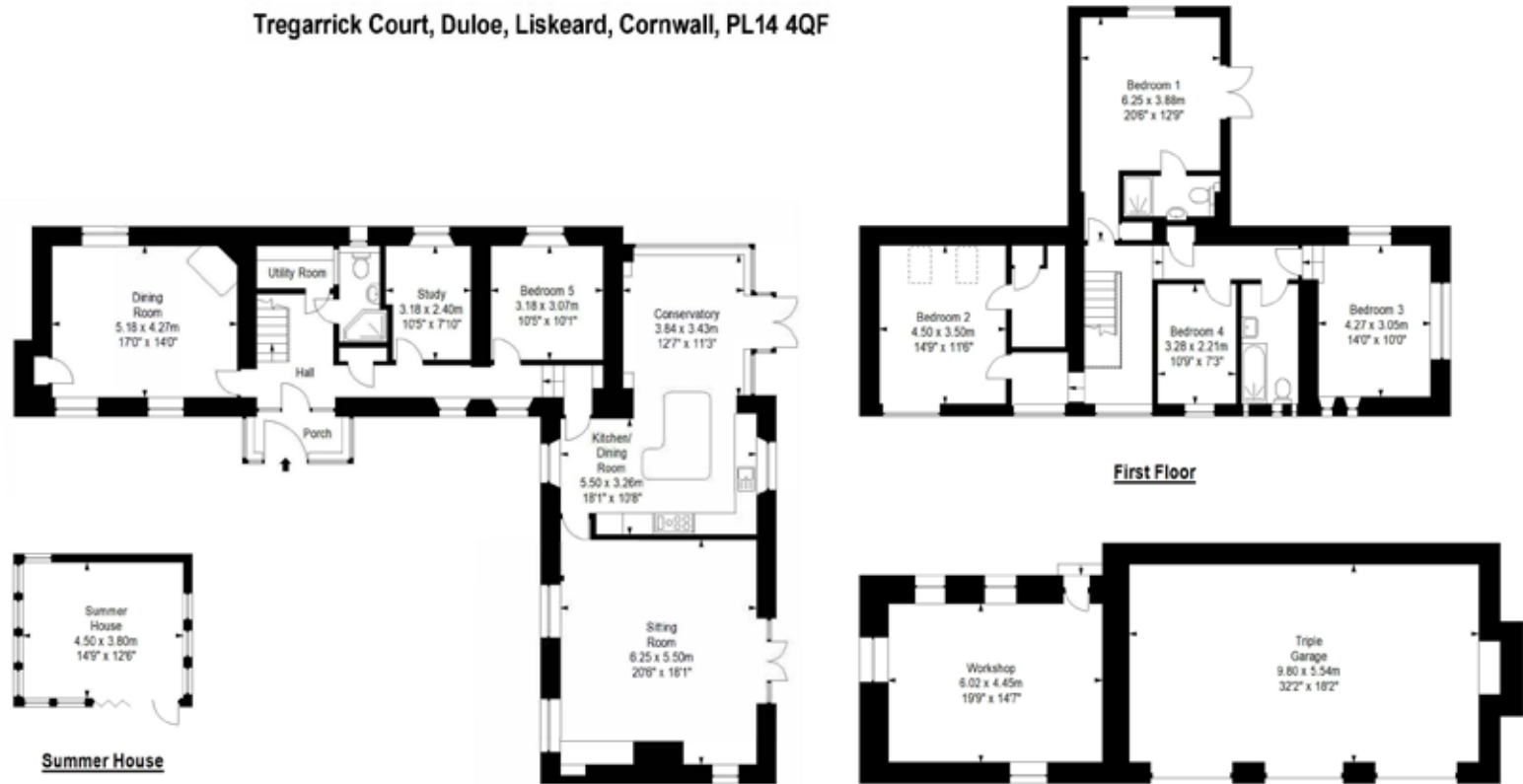
Via Looe: Proceed from Plymouth along the A38 in a westerly direction passing through the villages of Landrake and Tideford.

At Trerulefoot roundabout turn left onto the A374 and then take the turning right onto A387 signposted for Looe. Proceed to pass through the town of Looe and follow the signs for Polperro. Approximately 2 miles after leaving Looe, turn right onto the B3359 signposted for Pelynt. Proceed through the village of Pelynt and then take the turning right as signposted for Pelynt Kennels. The property will be found along this road on the left hand side after approximately one mile.





Tregarrick Court, Duloe, Liskeard, Cornwall, PL14 4QF



Summer House

Ground Floor

First Floor

Out Building

Approximate Gross Internal Area = 238.5 sq m/ 2667.3 sq ft
 (Excludes Reduced Out Building/ Summer House)
 Out Building = 87.4 sq m/ 940.8 sq ft
 Summer House = 17.1 sq m/ 184.1 sq ft
 Total Area = 343.0 sq m/ 3692.2 sq ft

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EPC Rating: E
 Council Tax Band: G

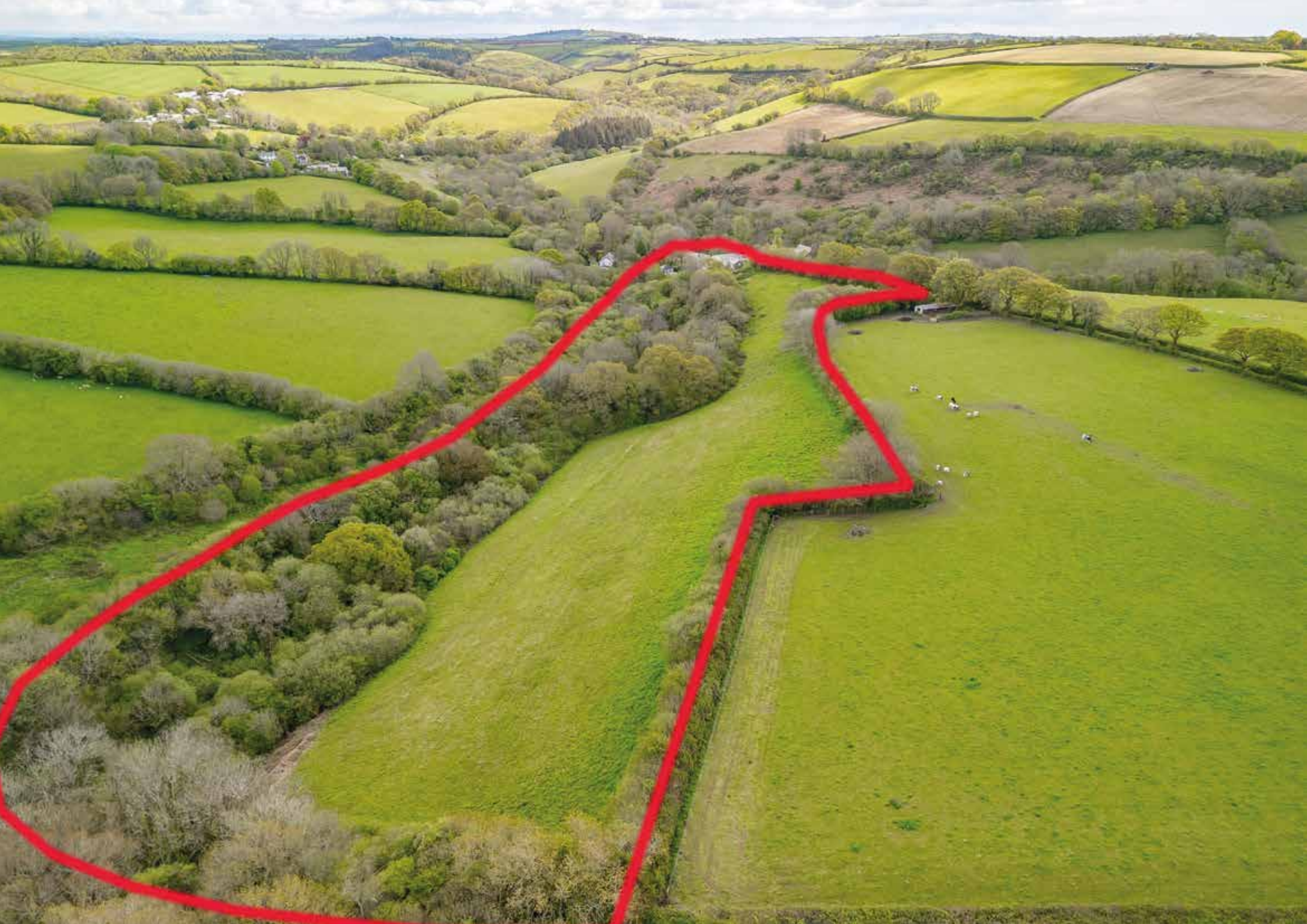
Tenure: Freehold

Price £1,200,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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