



TREKENNER

GUIDE PRICE **£650,000**

Beautiful Cottage with Annexe, Stables and App 4.3 Acre Paddock

 4 Bedrooms

 3 Bathrooms

 2 Reception Rooms

 EPC Rating: D (68)

MILLER TOWN & COUNTRY
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- » 3 Bed Cottage w/ Far Reaching Views Over Valley
- » 1 Bed Studio Annexe with Shower Room
- » 4.3 (approx) Acre Paddock
- » 3 Stable Block/Tack Room/Hay Store
- » Potential To Extend Subject to Necessary Planning
- » Garage and Large storage Shed
- » Private Drive and Parking for Multiple Vehicles
- » Electric Charging Points
- » NO ONWARD CHAIN

The Property

Sat overlooking a 4.3 (approx) acre paddock as well as the far reaching views beyond, this three bedroom cottage offers light and bright flexible accommodation, as well as a useful one bedroom studio annexe with shower room for any human guests, and a stone stable block with three stables and a tack room for any equine residents! The main cottage has the perfect mix of character and modern features, with exposed stonework throughout alongside a modern kitchen and utility room and every window is a picture. The dining room compliments the cosy dual aspect lounge and could easily be swapped around for a different feel throughout the seasons. Upstairs there are cleverly placed skylights allowing even more natural light to pour into the already bright double bedrooms and landing. The single bedroom, currently used as an office, would make the perfect nursery for anyone looking to start a family. There is also plenty of potential to incorporate the annexe into the main property subject to the necessary planning permissions.

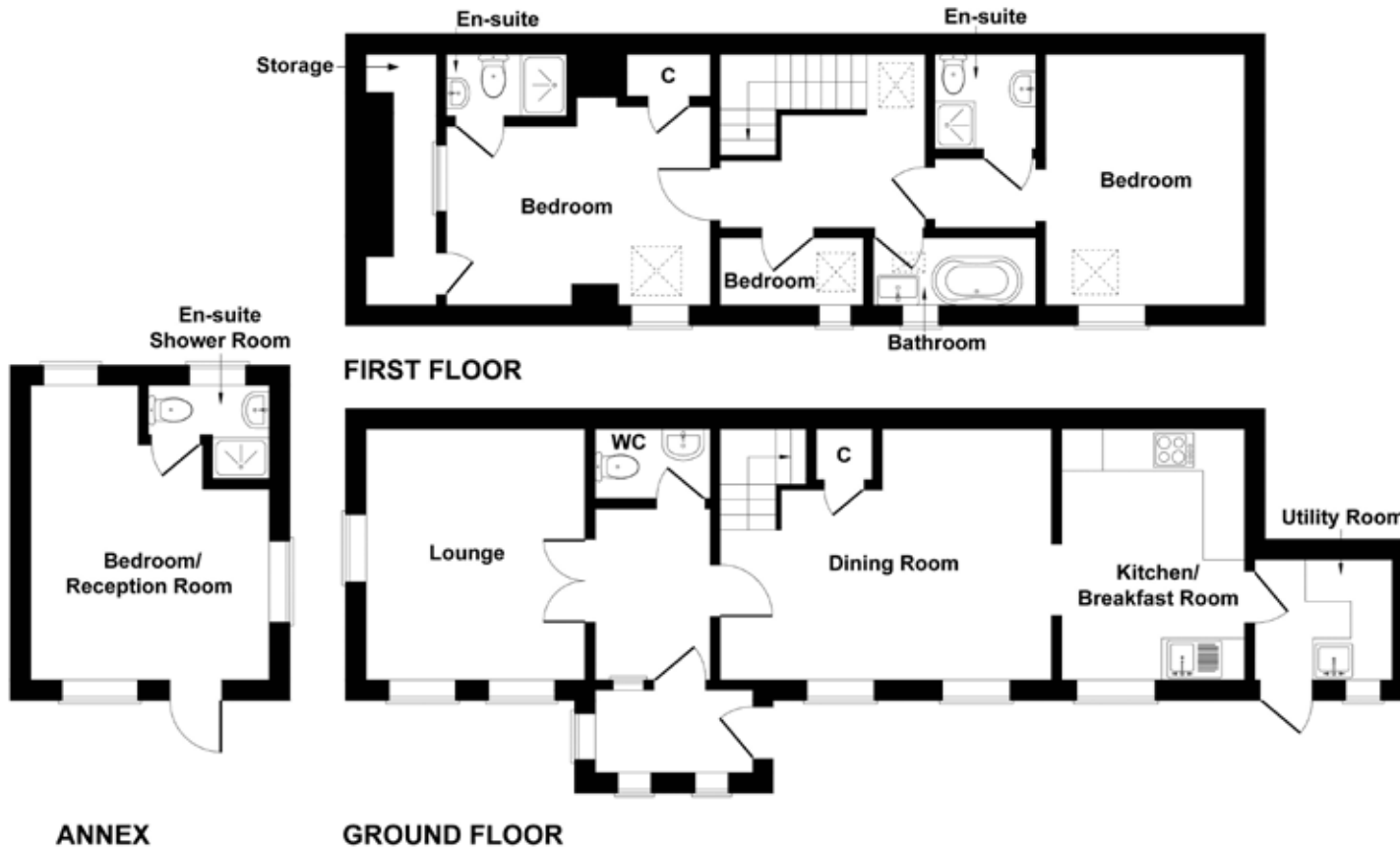


Accommodation

Having taken your shoes off in the porch, you are welcomed into a spacious hallway where the cosy dual aspect lounge invites you in to relax and watch the seasons go by in comfort. On the other side of the hall, passing the all-important downstairs loo, you step into a spacious dining room providing the perfect space for family dinners. The kitchen and utility room are just beyond and have been cleverly modernised with a bespoke kitchen including plenty of useful storage and plumbing for the washing machine, tumbler dryer and dishwasher in the utility room, which also has its own outside door making the perfect place for muddy wellies and towelling down the dogs after a walk including an outside shower. Upstairs at each end of the galleried landing sits a double bedroom, both with ensuite shower rooms, either of which could be used as the main bedroom. There is also a single room, currently used as a study, but that would make a perfect nursery or child's bedroom, and a bathroom adjacent. The annexe provides plenty of space for a large double bed, wardrobe space and a sofa and has space to add a small kitchenette if required. There is also an en-suite shower. There is potential to extend and join the annexe to the main cottage providing the correct planning permissions were obtained.



Beech Tree View



Not to Scale. Produced by The Plan Portal 2024
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Location

Trekener is a small hamlet in the parish of Lezant with a local Primary School nearby as well as a good local pub and access to the A30. The towns of Launceston and Tavistock are a short drive away offering a wide range of amenities including doctors surgeries, leisure facilities and local shops.

Ground Floor

- Porch 4'0" x 8'8"
- Lounge 13'2" x 14'7"
- WC 4'5" x 5'10"
- Dining Room 11'4" x 18'8"
- Kitchen 12'3" x 10'10"
- Utility Room 8'7" x 8'0"

First Floor

- Bedroom 2 14'7" x 10'2"
- En-Suite 4'11" x 6'6"
- Bedroom 3 5'0" x 10'5"
- Bathroom 8'3" x 4'11"
- Bedroom 1 11'7" x 14'0"
- En-Suite 3'11" x 4'9"

- Garage 11'2" x 15'11"
- Shed 11'1" x 14'6"
- Stable 1 12'3" x 13'9"
- Stable 2 10'1" x 11'9"
- Stable 3 10'1" x 12'0"
- Tack Room 10'1" x 7'11"
- Hay Store 12'0" x 11'4"

Services: Mains electric, gas, water. Private sewerage (septic tank)

Council Tax Band: E **Tenure:** Freehold





Outside

At the end of the track, which is owned by the cottage but over which the neighbours have a right of way, there is a private gravelled driveway to the side and front of the house providing parking for multiple vehicles. The garage and the large lean-to shed are easily accessible from here, as is the small courtyard leading to the annexe. To the front of the cottage are two raised decked areas benefitting from the views, perfectly placed for soaking up the sunshine with a G&T of a summers evening. Just through the gap in the drystone wall is a grassed area separate to the paddock, which could be made into further garden space, or a veg plot. There are two five bar gates, one at the top of the track and one off the gravel drive, giving access to the large gently sloping paddock and stable block. The stable block providing three stables, a tack room and a hay store are situated on the far side of the paddock and there is a small concrete yard at the front which could easily be extended. There is a small natural spring which currently feeds a pond in the lower part of the paddock.





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