



PILKINGTON ESTATES

PROFESSIONAL PROPERTY CONSULTANTS

Cuttivet, PL12

Offers Over: £800,000

Freehold

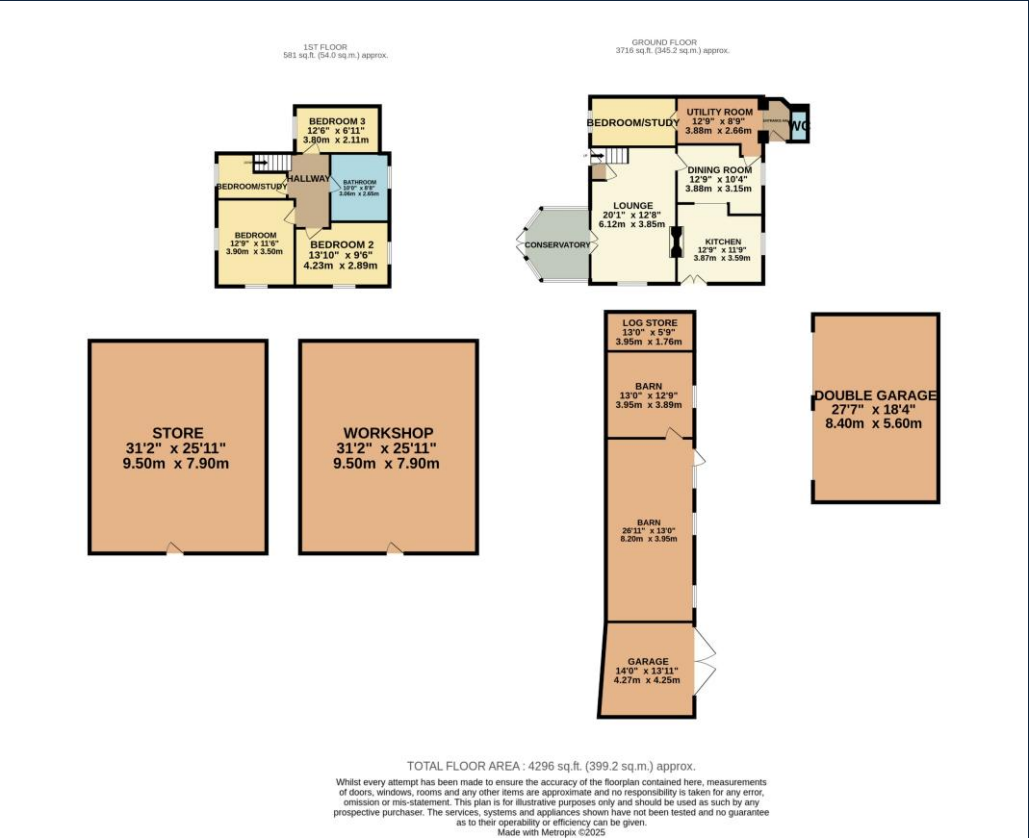
Cuttivett, PL12

Steeped in history and brimming with charm, Trefula Noweth presents a rare opportunity to acquire a distinguished period residence dating back to 1865. Nestled in the peaceful rural hamlet of Cuttivet, this substantial home enjoys a tranquil setting just a short drive from Saltash and the stunning Cornish coastline. The hamlet of Cuttivet lies just a 10-minute drive from the Tamar Bridge and is within the catchment area of the prestigious Sir Robert Geoffrey's Primary School, rated *Outstanding* by Ofsted in 2012. This is the first time in 40 years that Trefula Noweth has come on to the market.

Set within 2 acres of mature gardens, a paddock, fruit trees, and a small wood, the grounds offer a peaceful and private haven rarely found on the market. In addition to the house itself, a large double garage with electric roller doors and a yard with parking for many cars enhance the practicality of this remarkable home. Offering approximately 4,296 sq. ft. (399.2 sq. m.) of internal space, this period property combines historical character with enormous potential. The main house is rich with original features that nod to its heritage—handcrafted shutters, timeless slate flooring, and a striking period fireplace all speak to the home's past while creating an atmosphere of timeless elegance. Despite its traditional character, the home benefits from PVC double-glazed windows, offering energy efficiency without compromising on style.

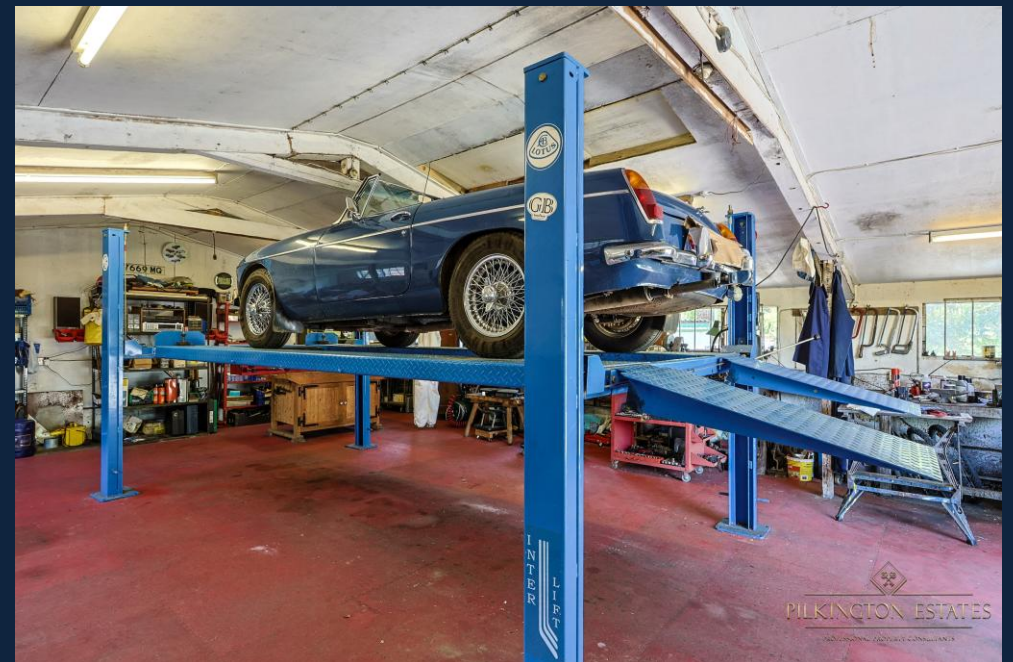
The interior layout of the house is generous and versatile. On the ground floor, a conservatory opens into a spacious lounge measuring over 20 feet in length, providing the perfect setting for family gatherings or quiet evenings by the fire. The adjoining dining room and kitchen are both well-proportioned and enjoy garden views, making them natural focal points of daily living. Additional accommodation on this level includes a utility room, a cloakroom, and a flexible room currently used as a bedroom or study, ideal for working from home or accommodating guests. Upstairs, the first floor comprises three bedrooms and a family bathroom. The principal bedroom is particularly spacious, while the other two rooms offer further options for family living, guest rooms, or hobbies. Notably, the loft space features an old-fashioned 'Cut Roof' design and is partially floored, making further conversion very simple should additional bedrooms or living space be required.

One of the key features of Trefula Noweth is the extensive range of outbuildings included with the property. These range from a double garage and a large carport to a log store, barns, and a vast store measuring over 31 feet in length. These buildings offer enormous potential for a wide range of uses, whether for business, leisure, or further residential development. A major highlight is the existing planning permission for barn conversion—opening the door to a luxury annex, guest accommodation, or a high-end holiday let, subject to final planning consents. With soaring ceilings, spacious rooms, and an authentic sense of character throughout, this is a rare chance to create a bespoke country retreat of significant standing. Whether you're seeking a family home rich in history, a project with development potential, or a unique investment in Cornwall's beautiful countryside, Trefula Noweth offers endless possibilities.













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