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Trewithian Farm





St Wenn 1.5 miles Wadebridge 6 Miles  
Padstow 11 miles

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**A substantial country residence  
with particularly versatile  
accommodation, garden, garage  
and paddock with stabling**

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- Sought-After Rural Position
- About 3,659 sq ft (gia)
- Substantial and Flexible Accommodation
- Potential for Three Separate Units (stp)
- Total 6 Bedrooms
- Attached Garage and Extensive Gardens
- Adjoining Paddock & Stabling
- Total about 2 Acres
- Freehold
- Council Tax Bands A and F

**Offers In Excess Of  
£750,000**



#### **SITUATION**

Trewithian Farm is situated within a small rural hamlet within picturesque rolling countryside a few miles south of Wadebridge.

The pretty village of St Wenn with its primary school and church is about 1.5 miles to the south and the bustling town of Wadebridge about 6 miles to the north. Wadebridge sits astride the River Camel and offers a wide variety of independent shops together with primary, secondary and sixth form college education. The popular harbour village of Padstow is about 11 miles with its myriad of attractive narrow streets and choice of restaurants.

There is a mainline railway station at Bodmin Parkway, linking directly with London Paddington, and Newquay Airport offers scheduled domestic and international flights.

#### **THE COUNTRY HOUSE**

Trewithian Farm is a substantial detached country house extending to some 3,659 sq ft (gia) as shown on the attached floor plan.

The house has recently been occupied as a single large family residence although previously the accommodation has been arranged in three distinct sections with interconnecting doors between three possible units – subject to any necessary consents and approvals. Trewithian Farm therefore affords a great deal of versatility.

A main central section includes two well-proportioned Reception Rooms, a splendid 30' long Kitchen/Dining Room with three Bedrooms and bathroom over. The east wing offers Single Bedroom Accommodation with a Sitting Room and Kitchen on the ground floor, whilst the west wing affords two Bedroom accommodation, together with a Sitting Room and Kitchen at ground floor level.

#### **THE GARDEN**

On the southern side of the house is an open grassed garden area and on the northern side an enclosed garden with, immediately adjacent to the house spacious level paved and stone chipped seating areas with, beyond, steps

leading up to an expansive tiered lawn garden with Garden Store.

#### **THE ATTACHED GARAGE AND PARKING**

Elevated above the country lane, there is adjacent parking to the east of the property on a driveway which leads up to a double attached Car Port and Single Garage. At the rear of the Car Port is a room housing the private water supply pump and filtration equipment.

#### **THE PADDOCKS**

Adjoining the gardens to the north and approached over a shared unmade lane is an attractive parcel of land divided into two good paddocks, both of which are sheltered with mature tree borders. In the north-western corner of the paddock, and approached over a shared unmade lane, is a substantial Stable Block/Field Shelter with ancillary storage and concrete apron.

The paddocks extend to about 1.7 acres.

#### **VIEWING**

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

#### **DIRECTIONS**

From St Wenn pass the school on the right-hand side and continue down into the valley for about 1.3 miles. Shortly after passing over an old bridge, turn left into a lane immediately after a cottage and continue for about 0.4 of a mile where upon Trewithian Farm will be seen on the right.

#### **SERVICES**

Private water supply with back-up facilities of a supply from a neighbouring farm. Air source heat pump providing zoned heating to the property. Mains electricity. Private drainage. Photovoltaic panels that are owned by the Vendor with feed-in tariff. Standard, Superfast and Ultrafast Broadband available (Ofcom). Mobile coverage likely to be limited inside from EE and Vodafone and likely to be available outside from EE, O2 and Three and Vodafone (Ofcom).

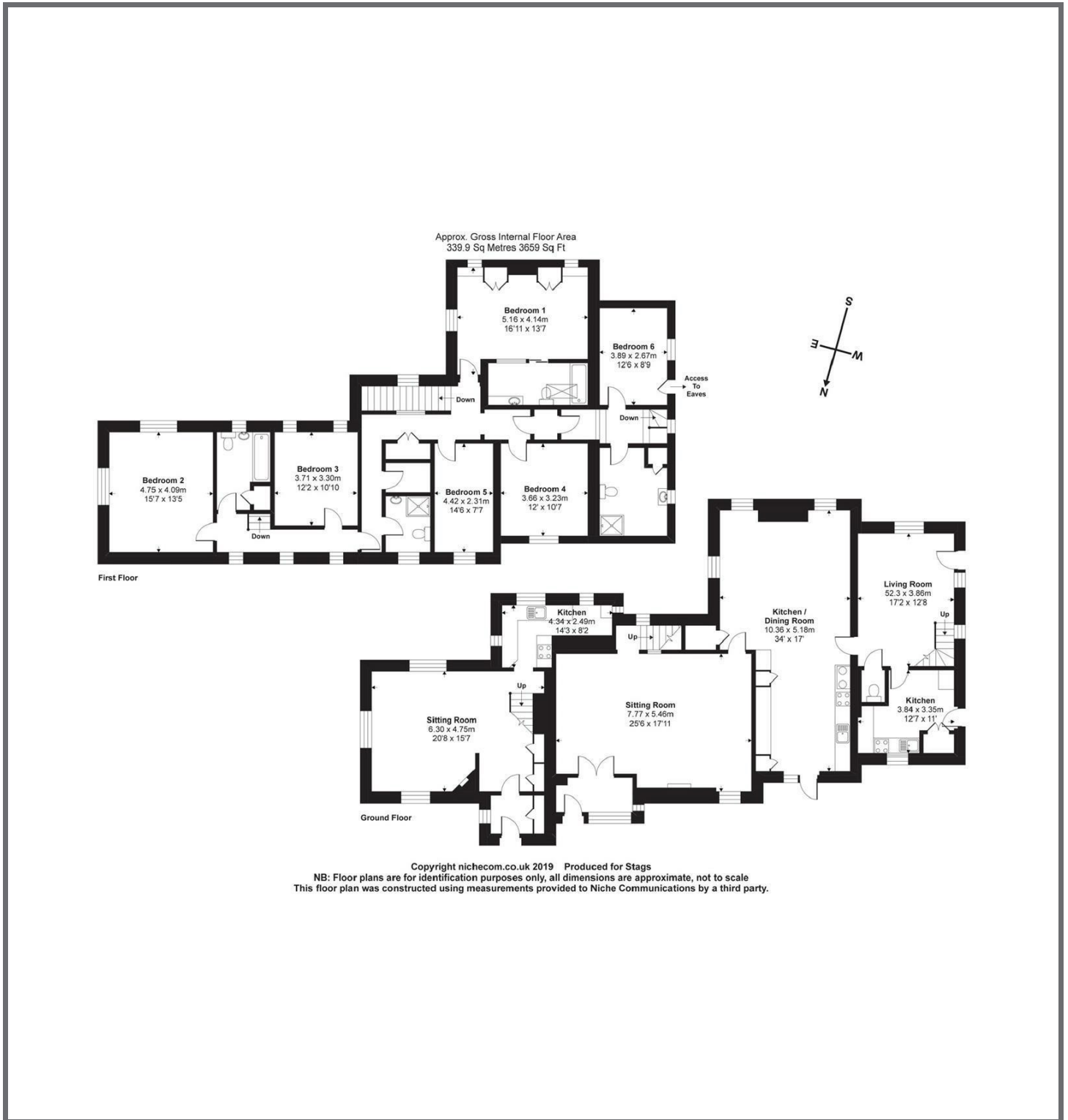
#### **PHOTOGRAPHY**

The photographs were taken in 2021.

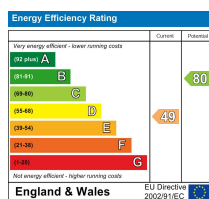








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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