



Lower Trebuggerit



Plymouth 18 miles. Liskeard 4 Miles.
Saltash 12 Miles.

A spacious four-bedroom farmhouse with an abundance of character situated in a peaceful location, surrounded by beautiful countryside.

- Detached Well Presented Farmhouse
- Charm, Character & Period Features Throughout
- Open Plan Kitchen/Dining/Living Area
- Ground Floor Fourth Bedroom/Additional Reception Room
- Three Double Bedrooms and Spacious Family Bathroom to First Floor
- Pool House with Gym Area
- Parking for Multiple Vehicles and Carport
- Freehold
- Council Tax E

**Offers In Excess Of
£750,000**

SITUATION

Lower Trebuggerit is situated in a delightful location surrounded by unspoilt countryside, approximately two miles from Menheniot, which is a popular village with a thriving community, Post Office/general store, a well-respected primary school, public house and places of worship. There are also local sporting facilities including tennis courts, cricket and football. Menheniot Station lies a mile south of the village which has links to Plymouth and Truro. The A38 trunk road is approximately a mile away, ensuring that Plymouth and then the M5 motorway network is readily accessible, along with access further into Cornwall. Market town facilities can be found at Liskeard and Saltash both provide a range of shopping facilities. Golf is available at Bindown, near Looe, a seaside course at Portwrinkle and of course the St Mellion International Resort with its leisure facilities. There are plenty of local beaches, within easy driving distance, providing opportunities for boating enthusiasts, fishing and other water sports. The Ocean City of Plymouth lies within commuting distance where a more extensive range of shopping can be experienced set against the historic waterside areas of The Barbican and Hoe.

DESCRIPTION

A beautiful detached farmhouse, which offers accommodation of generous proportions set over two floors along with an abundance of charm and character features throughout. The property sits on a generous plot with external features including a pool house with heated swimming pool and ample space for gym equipment, driveway with parking for multiple cars, storage sheds and carport.

ACCOMMODATION

This charming farmhouse has been refurbished and maintained to a high specification throughout and can be

accessed either via the front porch into the kitchen/diner or from the rear which takes you into the rear lobby with a staircase to the first floor and doors giving access to the kitchen/diner, sitting room and utility room with shower room – which in turn has a door to the fourth bedroom/reception room. The kitchen boasts a range of matching fitted units along with an oil-fired Aga, the sitting room has a feature fireplace complete with woodburning stove. The first-floor landing leads to the large master bedroom with vaulted ceiling and wood burning stove, two further double bedrooms and a spacious four-piece family bathroom inclusive of a luxurious freestanding bath.

OUTSIDE

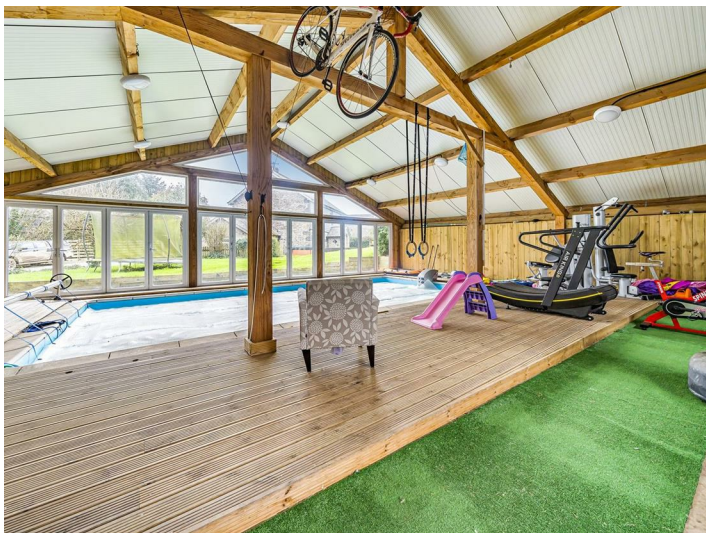
To the front aspect of the property is a large paved terrace perfect for entertaining and enjoying the sunshine, along with a decked area with hot tub. Within the area of lawn is a pool house with heated swimming pool and additional space for gym equipment or play area. An impressive driveway sweeps around the property to the rear gravelled driveway where there is ample parking for multiple vehicles, sheds and a carport.

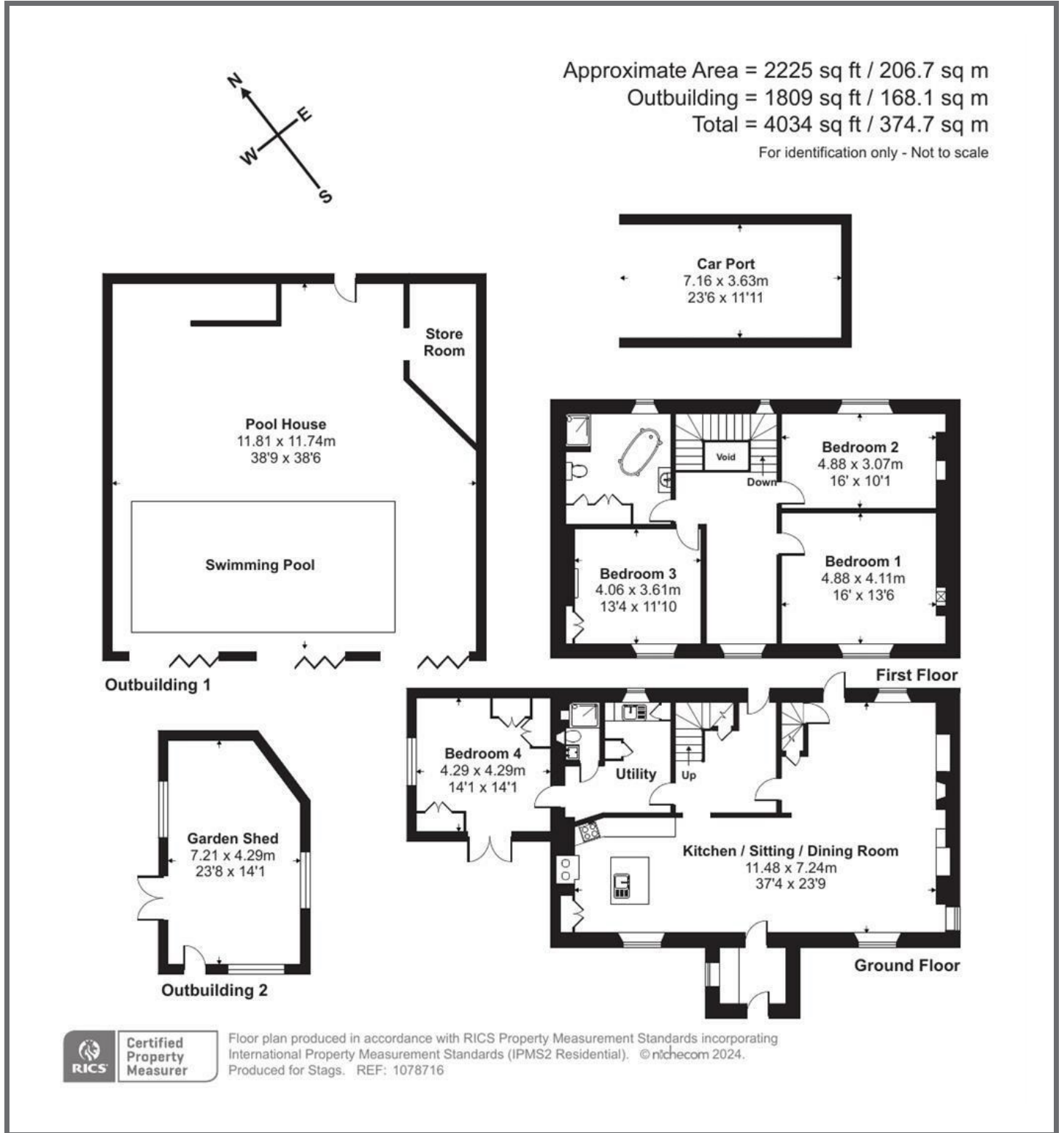
SERVICES

Mains electric, private water & drainage.
Oil heating.
Fiber Broadband.
Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

DIRECTIONS

Follow Sat Nav – PL14 3RQ





These particulars are a guide only and should not be relied upon for any purpose.

Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT

01752 223933
 plymouth@stags.co.uk

stags.co.uk



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		84
(69-88) C	(49-68) D	57	
(29-68) E	(1-28) F		
(1-28) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	