



Trebrown Gate



Liskeard approx. 7 miles. Saltash approx. 9miles. Plymouth approx. 15 miles

An exciting opportunity to refurbish an extended former farm house, situated in a quiet and peaceful countryside location with 3 acres of pastureland.

- Extended Detached Former Farm House
- Refurbishment/Development Opportunity
- Five Double Bedrooms
- Three reception Rooms
- Three bathrooms
- Idyllic Countryside Location
- Approx. 3 Acres
- Traditional Barn & Workshop
- Freehold
- Council Tax Band F

Guide Price £650,000

LOCATION

Trebrown Gate is situated in an idyllic countryside location, whilst conveniently being within easy reach of Liskeard and Saltash, the A38 is easily accessible which provides excellent access to Plymouth and further afield. Primary schools are located in the nearby villages of Quethiock, St Germans and Landrake. Liskeard and St. Germans provide a commuter main line train service to Plymouth and the direct service to London Paddington in just 3 hours. The property is also conveniently just a short drive from Saltash and the Tamar Bridge. The town of Saltash has a variety of amenities including a Waitrose store. There are plenty of leisure activities found locally with St. Mellion International Golf & Leisure Resort, the beautiful beaches and coastal paths of the south Cornish coast along with Bodmin Moor, all within easy reach.

DESCRIPTION

This charming property is most suited to those seeking a refurbishment/development project in order to create their perfect home. This detached property already offers spacious and flexible accommodation set traditionally over two floors. The property currently provides five-bedrooms, three reception rooms and three bathrooms – however, the new buyer may wish to re-configure the current layout.

ACCOMMODATION

The ground floor accommodation comprises of three reception rooms, two with feature fireplaces and wood burning stoves, kitchen/breakfast room which leads out to a convenient utility

room with another door to the outside. Two staircases, one from a sitting room and another from the inner hall, rise to the first floor giving access to the five bedrooms and three bathrooms.

OUTSIDE

The property is approached by a quiet countryside lane and is accessed via a private driveway. There are pleasant, mature gardens to the front and side of the property. The remaining land is enclosed, level pasture land and can also be accessed from the main road. Within the grounds are a variety of outbuildings, including a double garage, a traditional stone barn, with an attached block built converted workshop. The building itself has fantastic development potential subject to planning permission.

SERVICES

Mains Electric, Oil Fired Central Heating, Mains Water Connection – Plus Private Bore Hole, Private Drainage.

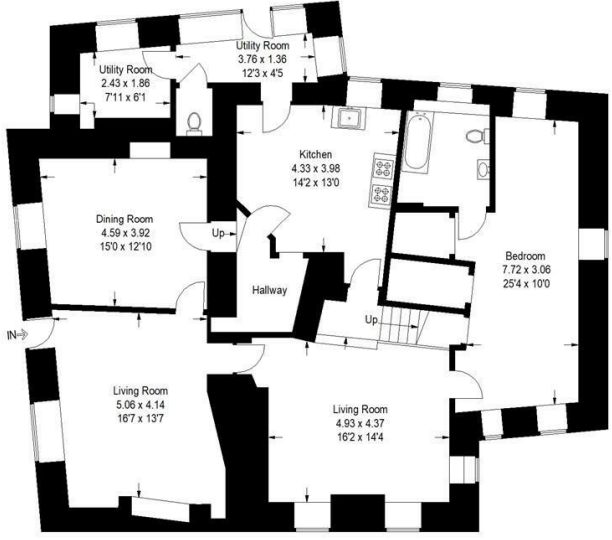
Based on the latest data available to Ofcom, mobile coverage is likely and ultrafast broadband is available at the property.

DIRECTIONS

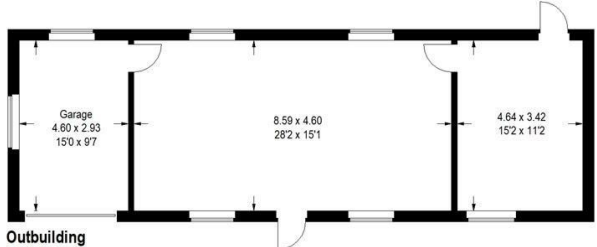
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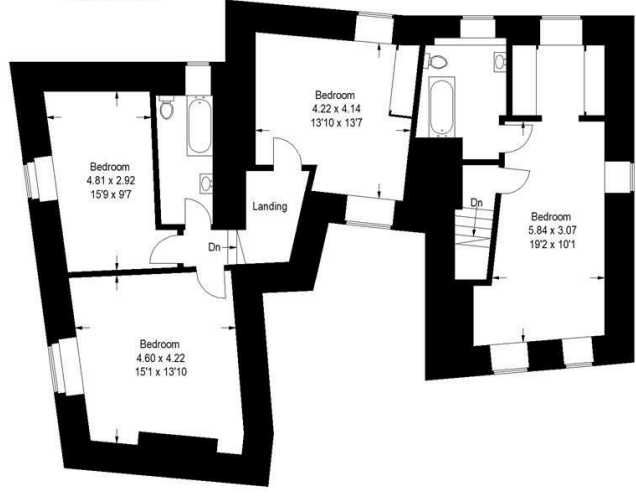
Approximate Gross Internal Area
 257.9 sq m / 2776 sq ft
 Outbuilding = 70.7 sq m / 761 sq ft
 Total = 328.6 sq m / 3537 sq ft



Ground Floor



Outbuilding
 (Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099584)

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.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		45	67
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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