



Tregustick Farmhouse,  
Tregustick, Porth, Newquay

LODGE & THOMAS  
ESTABLISHED 1892



## Tregustick Farmhouse, Tregustick, Porth, Newquay TR8 4AR

### Guide Price - £635,000 Freehold

*A classic period former farmhouse which for many years has been a secure family home at the heart of a small farm, close to Newquay and the north Cornish coast.*

- Detached stone and granite three storey dwellinghouse
- Scope for general light refurbishment
- 6 bedrooms, 2 receptions, conservatory & other ancillary rooms
- Large level sheltered plot with southerly aspect
- Up to approx. 52 acres of land available by separate negotiation

#### The Property

A lovely characterful family home offering spacious and adaptable accommodation. It enjoys a bright southerly aspect in a sheltered valley setting, tucked away moments from the beach and town.

Whilst undoubtably offering scope for improvement and personalisation, it currently comprises a large and welcoming conservatory as the main entrance, in turn leading to two reception rooms, a big kitchen with Aga, a downstairs shower room/wc, a former dairy with slate shelves and a utility/wash room.

At first floor, off a central staircase, are four excellent bedrooms and family bathroom. A second staircase then ascends to the two very good size attic bedrooms, each with a pretty dormer window.

Outside, within the level plot which is walled on all sides, is a parking area for a number of vehicles. Tucked away to the rear is a single storey stone building which includes a garage and a boiler room/workshop. To the other side of this wonderful house is a secluded and sheltered garden which incorporates part of the former orchard.







Services

Mains electricity, mains water and mains drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

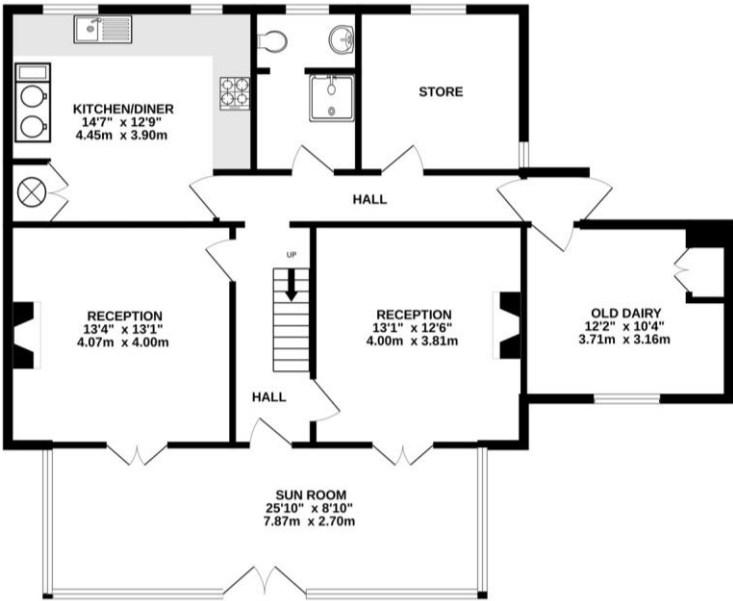
Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

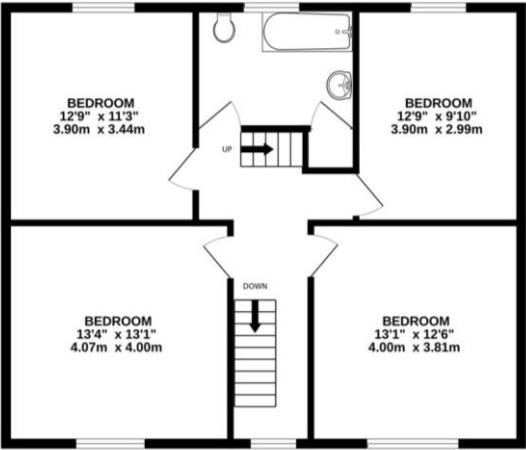
Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

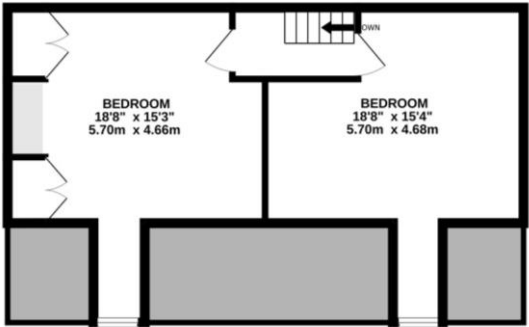
GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



2ND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.





### Additional Land

Up to approximately 52 acres of land divided into 6 lots is available to purchase by separate negotiation (edged blue on the plan).

### Location

Tregustick Farm is tucked away towards the top of the Porth Valley. Once a busy family farmstead, today it is a small settlement of mixed residential homes. Effectively a cul-de-sac setting, nearby footpaths provide safe walking into countryside, to the coast or to the village of St Columb Minor  $\frac{3}{4}$  of a mile away. The coastline and stunning sandy beach at Porth is just 1.3 miles away and Watergate Bay, the breathtaking beach popular for surfing and water sports, is 2.7 miles away. The nearby popular holiday destination of Newquay has a huge range of shopping, schooling, health and leisure amenities including a railway station. The town centre is just 3 miles away, whilst for those travelling further afield the A30 at Indian Queens is 8 miles away. The Cathedral City of Truro is 16 miles and closer to hand Newquay airport is 4.5 miles away.

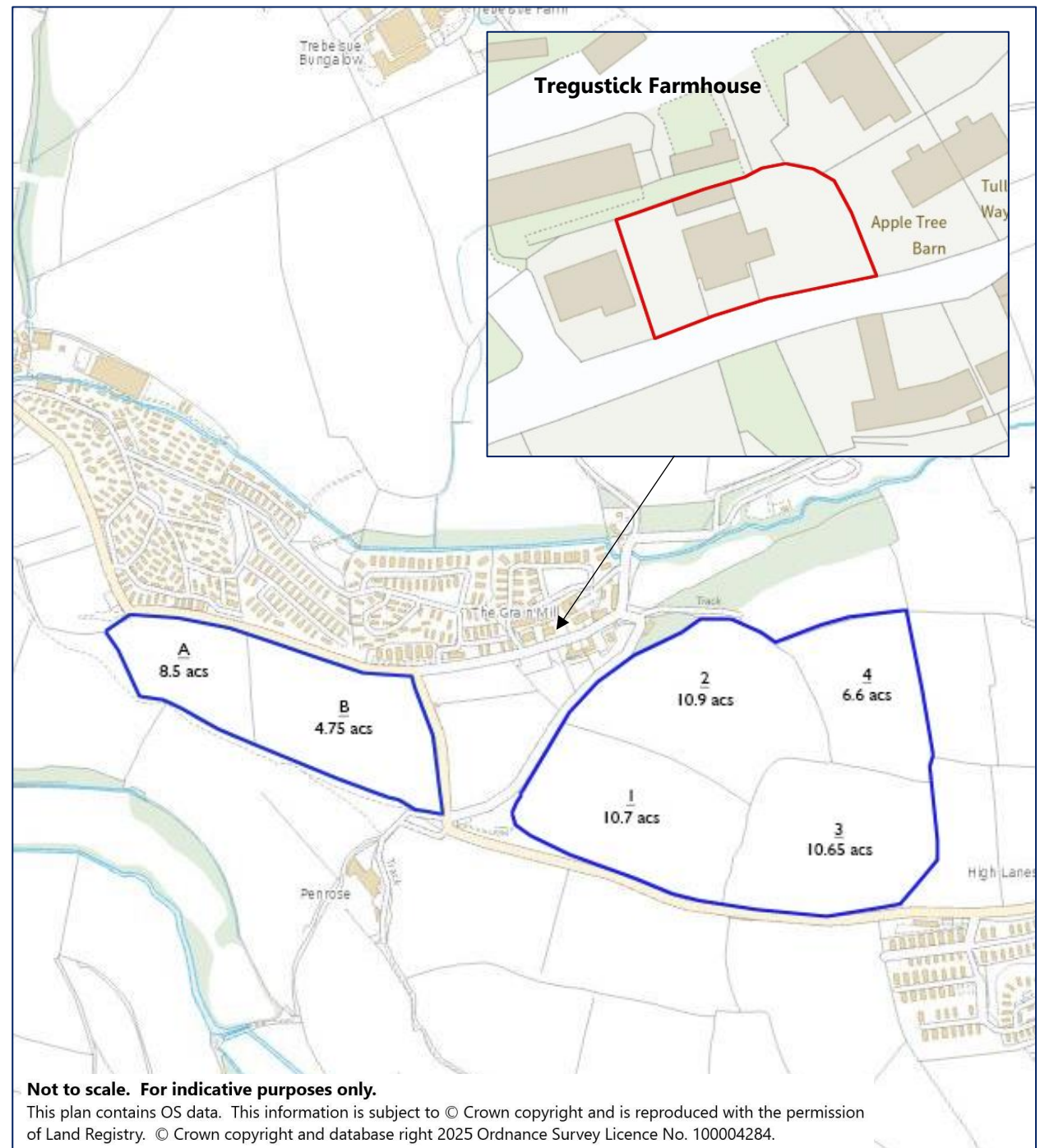
### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

From the A30 at Indian Queens, follow the A392 to Newquay. At the roundabout in Quintrell Downs, take the third exit over the railway crossing and follow this road to the next roundabout where continue straight across and into Hendra Road leading into Newquay. Again follow this road to the next roundabout where turn right onto the B3276 signposted Padstow, Mawgan Porth, Watergate Bay and Porth. Proceed down the hill across the head of the beach and up the hill on the other side, taking the first right into Trevalgie? Road and signposted Newquay View Resort. Follow this road past the Newquay View Resort where towards the end the property for sale will be identified by a Lodge & Thomas for sale board. **what3words**///daunted.limbs.stands







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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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