

Tregole, St. Endellion, Cornwall







A lovely family home offering **the most fabulous blend of equestrian and coastal lifestyles**. It is close to some of the most popular holiday destinations and beaches along the north Cornish coast and lies on the edge of a thriving all-year-around community.

Summary of accommodation

Lot 1

Utility room | Wet room | Kitchen/breakfast room

Living room | Sitting room | Conservatory

Five bedrooms (one with an en suite bathroom) | Family bathroom

Extensive parking | Terrace | Mature gardens | Pasture

Stables and tack room | Further outbuildings

In all about 1.49 acres

Lot 2

Semi-derelict barn

Further paddocks

In all about 4.72 acres

The whole

In all about 6.21 acres (2.5 Ha)

Distances

Port Gaverne 3.1 miles, Port Isaac 1.8 miles, Rock 5.6 miles, Wadebridge 7 miles

(All distances and times are approximate)



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Lot 1

Tregole is a lovely family home situated in a commanding position on high ground on the edge of the popular village of St Endellion and enjoys far-reaching, panoramic views out across the rolling hills to the north Cornish coastline. In all the property extends to about 6.21 acres (in two Lots) and consists of mature gardens, pasture, stables and tack room, further outbuildings and a five bedroom house. The property is close to both Port Isaac and Port Quinn and only a short drive from Polzeath, Trebetherick and Rock. This is the first time this property has been on the market in 24 years. It lies within an Area of Outstanding Natural Beauty.

The property has its own private driveway that leads round to ample parking for plenty of vehicles, boat trailers or horseboxes. The rear door leads into the rear hallway, off which are a wet room, utility cupboard and airing cupboard. This leads into the kitchen/breakfast room that has a Redfyre oil-fired range oven with LPG gas hobs. There are a built-in dishwasher and fridge and French doors lead out to the terrace, lawn and parking area. Beyond the kitchen/breakfast room is the living room that has a multifuel stove and a window looking out over the grass lawn and childproof front garden. Off the living room is a south-facing sun lounge with doors leading out to the front lawn. Also off the kitchen is a corridor with two bedrooms and a family bathroom. The bathroom has a whirlpool bath and a shower. One of the bedrooms is currently used as an office and has a door leading out to the garden and pond. Also off the living room is a hallway that leads through to the third downstairs bedroom, front doorway and the sitting room. The sitting room has double doors off the corridor and a wood burner. Double doors lead out to the garden and parking area and the sitting room enjoys fabulous west facing views out to the Cornish coastline with Pentire Head and The Rumps in the distance.

Stairs lead up from the living room to the first-floor landing off which are two bedrooms. One of the bedrooms has an en suite bathroom and extensive views inland, the other has an ensuite toilet and washbasin and enjoys views out across the countryside to the coastline in the distance.





Gardens, grounds and land

Outside and beyond the parking area are a series of outbuildings including a tractor shed, hay barn, storeroom and workshop. The workshop is also a surf store. Beyond these outbuildings is the stable block and hardstanding that includes three loose boxes and a tack room. Beside the driveway and garden is a paddock with post and rail fencing and a water supply.

Lot 2

The pasture is a particularly special feature of the property and both fields have water and are stock proof with post and rail fencing. At the far end of the paddocks is a semi-derelict barn that, subject to gaining the necessary planning consents, could be converted into further ancillary accommodation. Both paddocks have separate vehicle access over the neighbouring agricultural fields to a lane leading down to Trelights and on to Port Quinn.

North Cornwall

The property is a short walk from both the hamlet of Trelights and the village of St Endellion church. It is about a mile's walk from the sea. Tregole lies above Port Isaac in an Area of Outstanding Natural Beauty. St Endellion has a beautiful 15th century church with wonderful acoustics and has hosted the internationally acclaimed St Endellion Music festivals.

The nearest amenities are located in Port Isaac, an historic, picturesque and quintessentially Cornish fishing village about 2 miles away. It has a friendly, all year round thriving community and has a wide range of facilities and amenities for day to day living including a grocery store, daily fish market, an array of cafés and seafood restaurants, a doctor's surgery/pharmacy and a primary school. The excellent restaurants include two of Nathan Outlaws establishments where he holds three Michelin stars. This idyllic Cornish fishing village has steadily gained in popularity over the years due to it being the stage for various film and television series, the most notable being ITVs Doc Martin starring Martin Clunes where its known as Port Wenn.







More comprehensive facilities can be found in the market town of Wadebridge, with its range of boutique shops, public houses and restaurants combined with supermarket and well known high street retailers. Primary and secondary schools are well regarded and Wadebridge is conveniently located just off the A39 Atlantic Highway.

The breath-taking surfing beach of Polzeath is just 4 miles away, and within easy reach of Daymer Bay and the water sports haven of Rock. Tregole has easy access to the spectacular SW Coastal path.

Services

Mains water and electricity. Private drainage. Oil-fired heating
Broadband - Fibre.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.



Approximate Gross Internal Floor Area
Total area excluding outbuildings:
250.8 Sq.M. - (2699 Sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Property information

Tenure: Freehold

Local Authority: Cornwall County Council

Council Tax: Band D

EPC: D

Guide Price: £1,400,000

Viewing

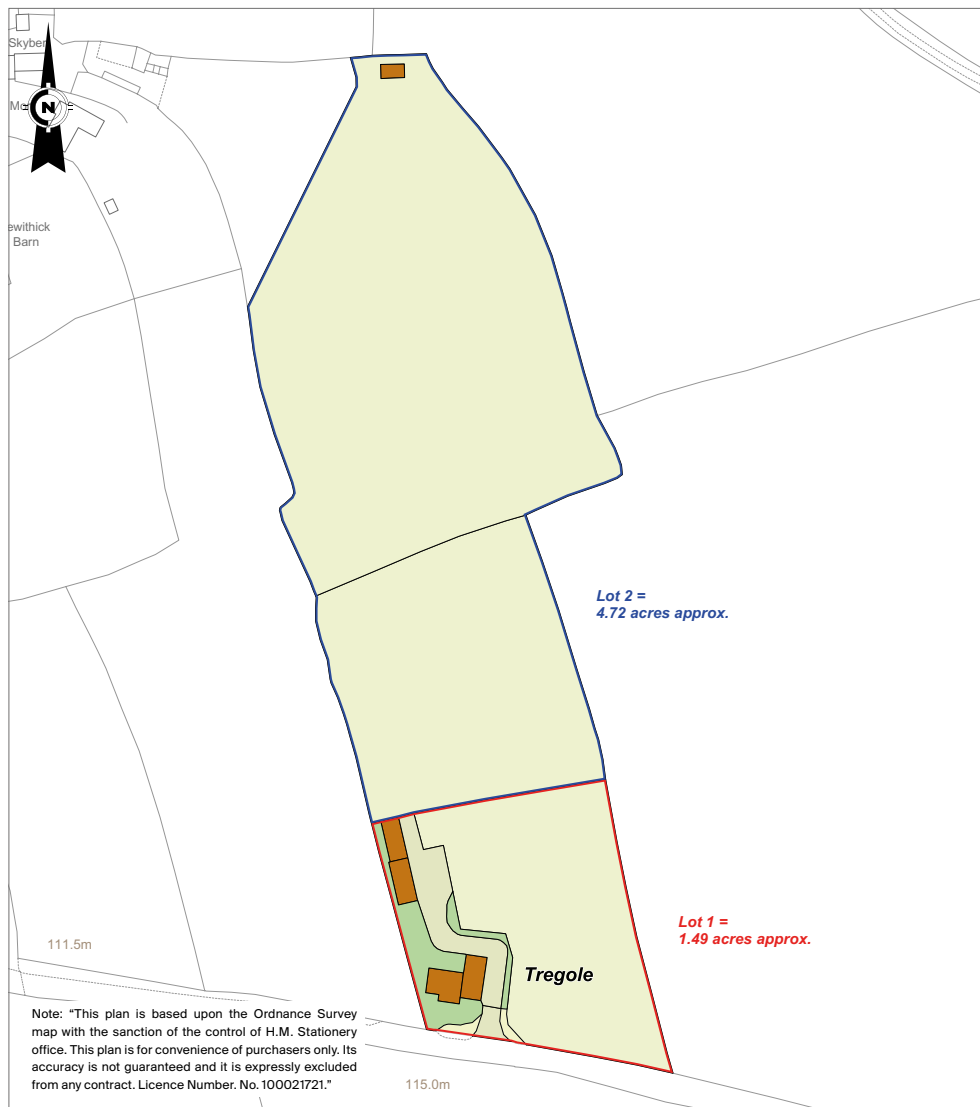
Viewing is strictly by prior appointment with the Sole Agents
Knight Frank LLP.

Directions

(PL29 3TP – this postcode does not take you to the property)

On the Pendoggett Road B3314 between Delabole and Rock, pass through Pendoggett and St Endellion towards Rock. Leave the St Endellion church on your right. Tregole will be the fourth property on the right.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs dated August 2022.

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