

Horsepool Farm

St Mellion, Cornwall





A charming 17th century farmhouse with a thatched roof and elegant accommodation, in a desirable setting on the edge of the Tamar Valley.

A38 5.9 miles, Saltash town centre 7.5 miles, Plymouth city centre 12.8 miles, Plymouth mainline station 13.0 miles
(All distances are approximate)


3


1


2

Summary of accommodation

Ground Floor: Sitting room | Dining room | Kitchen/breakfast room | Cloakroom

First Floor: Three bedrooms | Family bathroom

Secondary Accommodation: Home office/studio | Gym | Shower room

Outside: Log store | Garage | Gardens

Location

The tiny village of St. Mellion property is set in an idyllic east Cornwall rural position, close to the River Tamar, seven miles north of the town of Saltash and surrounded by the stunning scenery of the Tamar Valley Area of Outstanding Natural Beauty. St. Mellion has a parish church, a primary school and a village pub, while the nearby three miles to the north, Callington offers a range of everyday amenities, including high street shops, supermarkets and both primary and secondary schooling.

Sought-after Saltash is also within easy reach, providing a range of facilities, including further shops, supermarkets, restaurants and cafés, as well as leisure facilities. Saltash also offers several excellent schools. Just across the Tamar Bridge, Plymouth’s city centre is easily accessible and provides superb shopping and leisure facilities, as well as a further choice of schooling.

Leisure facilities in the area include golf at the outstanding St. Mellion Estate, where there are two renowned courses – the Nicklaus Signature Course and the Kernow Resort Course. The area is also idea for sailing in the River Tamar, and for exploring the stunning Cornwall coastline via the South West Coast Path.

The area is well connected by road, with the A388 a mile away leading to the A38 within five miles, while the A30 is also easily accessible. Plymouth’s mainline station provides direct services to London Paddington, taking just over three hours.

Horsepool Farm

Horsepool Farm is a delightful Grade II Listed farmhouse, set in a sought-after position in the small east Cornwall village of St. Melion. The property is thought to date from the 17th century and features a wealth of charming original details, including its thatched roof, rendered cob walls and exposed timber beams. Inside, the accommodation has been renovated and finished to provide clean, elegant and stylish living space, offering three bedrooms and two splendid reception rooms.

The main reception room is the dual aspect sitting room, with its painted timber beams overhead and fireplace. There is also a formal dining room, also with a fireplace and painted timber beams, while the kitchen and breakfast room offers space for a breakfast table for informal dining. The kitchen is well-equipped with shaker-style units in white, wooden worktops, a butler sink and a range cooker, plus space for all the necessary home appliances.



Upstairs, the three well-presented bedrooms include one which is ideal as a dressing room or study, with two generous doubles, one of which has extensive storage in built-in wardrobes. The first floor also has a family bathroom with a roll-top bathtub and a separate shower unit.

The detached outbuilding provides useful further living space, including a home office or studio with an attractive vaulted ceiling and exposed timber eaves. The studio measures 23ft and features a kitchenette, with an adjoining shower room, making it ideal for use as an annexe. There is also a home gym, which could be converted into a further bedroom if required.

Garden & Grounds

The property is set in a picturesque position, surrounded by rolling countryside and on the doorstep of one of Cornwall’s most reputable golf courses. The driveway leads through the delightful lawned gardens to a courtyard area, where there is access to the house and outbuilding, and plenty of parking space. The detached garage provides further parking space.

PROPERTY INFORMATION

There are lawns to either side of the driveway, bordered by established hedgerows and mature trees, while the gardens also include a sunny patio area for al fresco dining, bordered by well-stocked raised beds. Additionally, the grounds include a large timber children’s climbing frame, slide and swing set.



Property Information

Services

Mains gas, electricity, and water

Tenure

Freehold

Local Authority

Cornwall Council

Council Tax

BandE

Directions

Postcode: PL12 6RN

What3words: ///mailings.rucksack.bossy

Viewing

Viewing by prior appointment only with Knight Frank.

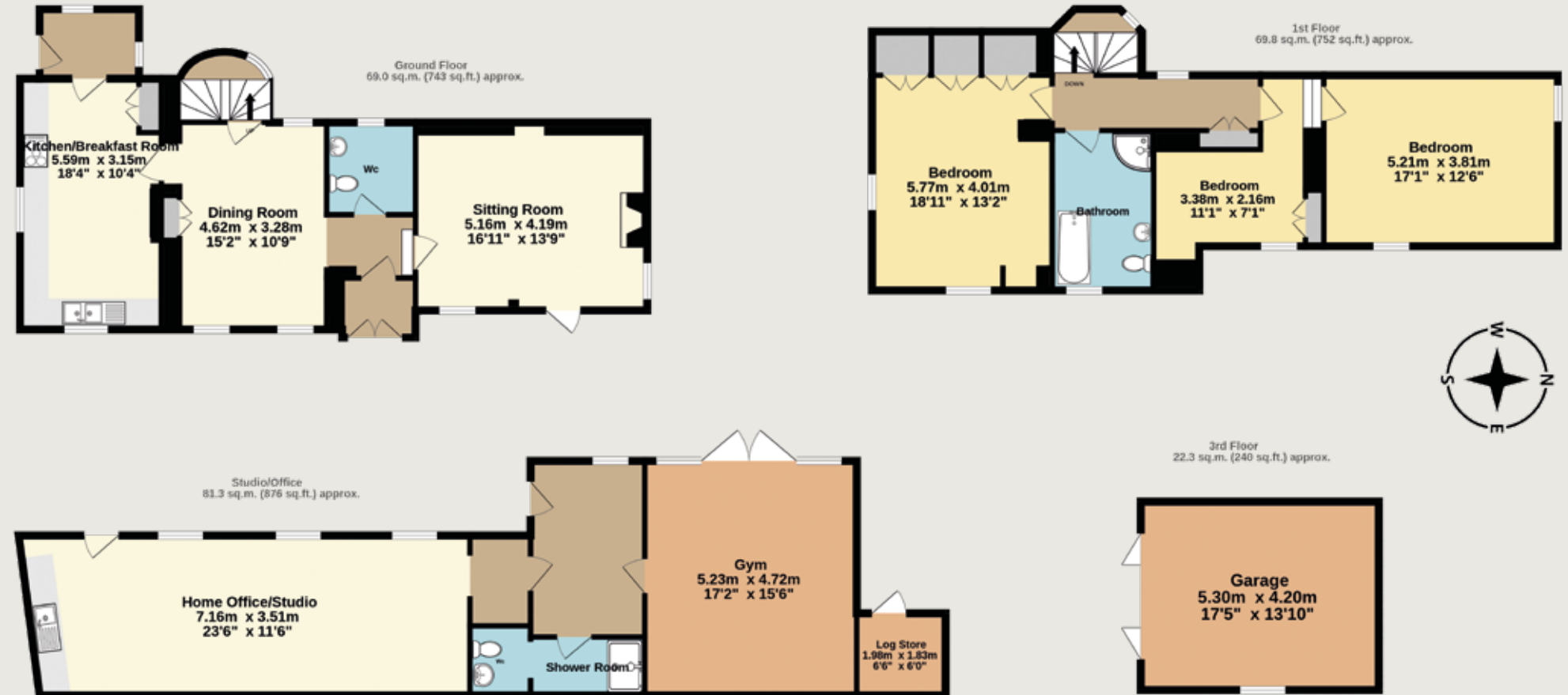
Guide Price

£895,000

FLOOR PLAN

Approximate Gross Internal Floor Area
242.5 sq.m. (2610 sq.ft.)

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



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.



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