



TREFENTEN

Pillaton, Cornwall



A FINE PERIOD FARMHOUSE WITH ANNEXE, CONVERTED BARN, MEADOW AND WOODLAND

In a rural setting, with useful income potential and easy access to the South Cornish coast

Summary of accommodation

Ground Floor: Sitting room | Kitchen/dining room | Office | Cloakroom | Pantry

First Floor: Principal bedroom/dressing room/shower room | Four further bedrooms | Shower room

Annexe: Kitchen/dining room | Bedroom/sitting room | Bathroom

Converted Barn ('Teg'): Living room | Kitchen | Bedroom | Bathroom

Outbuildings: Workshop and store | Garage

Grounds: Gardens with pond | Woodland and meadow

In all about 3.63 acres

Distances: Callington 5 miles, Saltash 5 miles, Plymouth 11 miles, Tavistock 14 miles, Launceston 15 miles
(All distances are approximate)

SITUATION

Trefenten is situated in the rolling countryside of south east Cornwall, about halfway between Saltash and Callington, and less than 30 minutes from the South Cornish coast.

About a mile away is the charming village of Pillaton, close to the River Lynher and to the west of the beautiful Tamar Valley. In the village is a pub; The Weary Friar, church and village hall and just over two miles away is St Mellion with primary school, pub and the St Mellion Estate with two competition standard golf courses and health club with spa and swimming pool. At Crocadon, close by, is a Michelin Guide restaurant.

The Eden Project is about 45 minutes away and the spectacular South Cornish coast is within easy reach, with it’s beaches, estuaries and lovely harbour/port towns and villages, such as Fowey, Polperro and Looe. There is also easy access to Dartmoor, to the east, with it’s stunning scenery, and the North Cornish coast with it’s sandy surf beaches.

Callington has a range of shopping and other amenities and Saltash has a Waitrose, garden centre, selection of shops and a station with connections to London (Paddington), via Plymouth.

The vibrant waterfront city of Plymouth, steeped in maritime history, is a haven for sailing enthusiasts, with marinas and yacht clubs on Plymouth Sound and the Tamar Estuary. From here there are ferries to France and Spain and access onto the A38 dual carriageway leading to Exeter, where there is an airport and the M5 motorway.

THE PROPERTY

Trefenten is a fine restored period farmhouse situated off a country road in rural surroundings, amidst extensive gardens, meadow and woodland. The name means farmstead by the spring in Cornish.



A five bar gate opens from the road to the driveway and plenty of parking and turning space beside the house and buildings. The house has a 26 foot kitchen/dining room with fitted kitchen with AGA and a spacious sitting room with high vaulted ceiling, exposed granite chimney breast and woodburner, overlooked by a galleried landing. On the first floor is the large principle bedroom with en suite dressing room and shower room and four further bedrooms and shower room including features such as exposed timbers.

From the sitting room a connecting door leads through into a self-contained annexe, providing scope as an income providing letting unit.

Near to the house a detached barn has been converted to provide further self-contained accommodation. Known as ‘Teg’, it has ‘upside down’ accommodation to take advantage of the countryside views and with living area with exposed timbers, woodburner, fitted kitchen, bathroom with wet room shower, enclosed courtyard garden and cedar hot tub, it provides a boutique style holiday let.



There is a garage as well as workshop and store and, around the house and buildings, are lawned gardens with terrace areas, plant beds, trees, shrubs and steps down to the duck pond and on to the woodland with delightful winding woodland walks, orchard and wild meadow area.

In addition, the owners have obtained planning permission for two luxury treehouses in the woodland below the house, to provide eco friendly holiday escapes with woodburners and outdoor baths.

PROPERTY INFORMATION

Tenure: Freehold

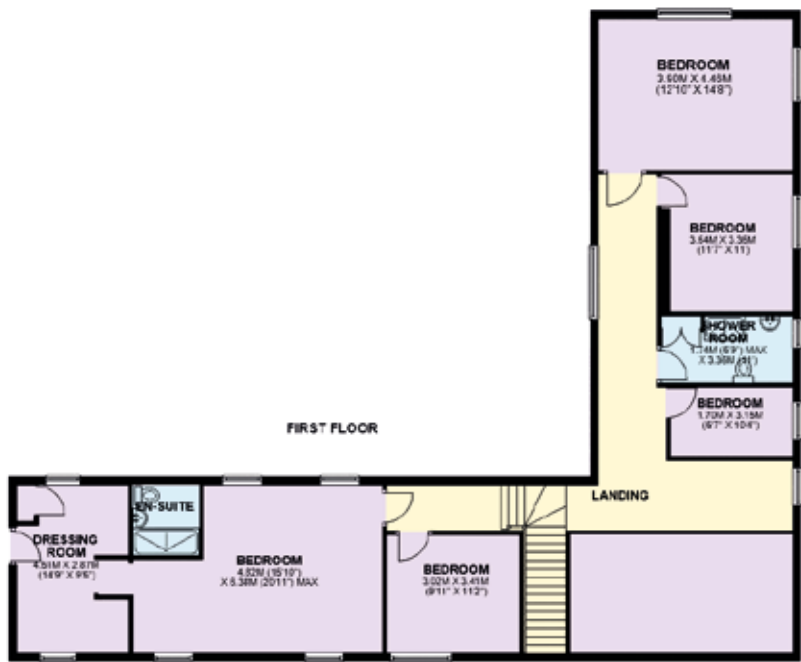
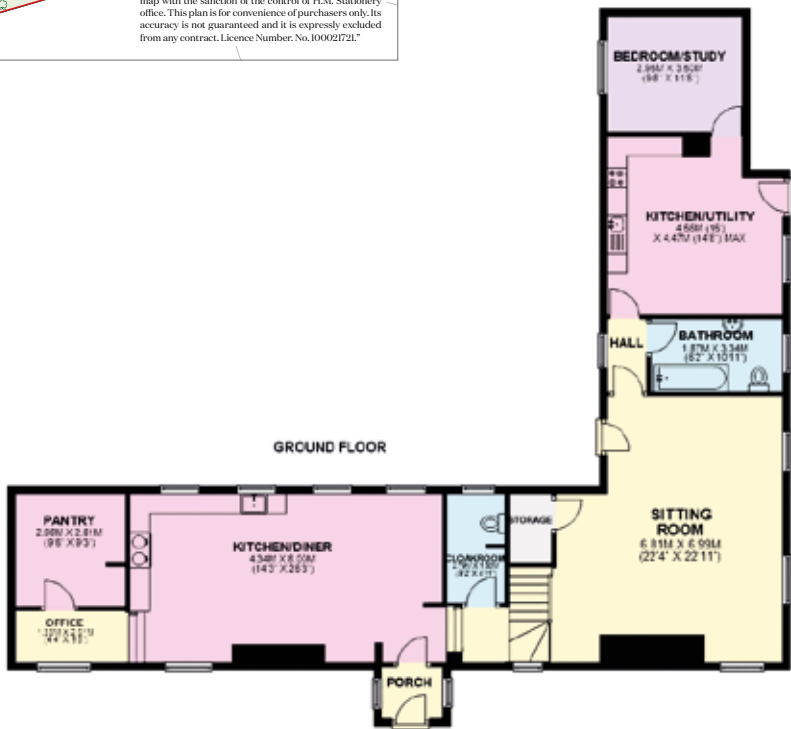
Services: Mains electricity and water. LPG Gas.

Local Authority: Cornwall Council: 0300 123 4121

EPC: F

Council Tax: Band E

Directions: PL12 6QX



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

Approximate Gross Internal Area
405.33 sq m (4360.52 sq.ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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