



Trevigro Farmhouse



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Trevigro, Callington, PL17 7JS

Callington 1.6 miles - Launceston 11.6 miles - Plymouth 16.5 miles

An impressive and well presented 5 bedroom home in a peaceful rural hamlet with wraparound gardens and an additional paddock.

- Detached Farmhouse
- Rural Location
- 5 Bedrooms
- 3 Reception Rooms
- Private Gardens 0.5 Acres
- Additional Paddock 1.5 Acres
- Freehold
- Council Tax Band: E

Guide Price £625,000

SITUATION

The property is positioned in the tranquil hamlet of Trevigro located less than a mile and a half from the local amenities of Callington, offering doctors, dentists, places of worship, supermarkets and well respected primary and secondary schools. The neighbouring market towns of Tavistock, Saltash and Liskeard are all approximately 10 miles of Callington offering a variety of amenities close by. The well regarded St. Mellion International golf and leisure complex is just a ten minute drive offering first class recreational activities. The Maritime City of Plymouth lies to the south and offers plenty of opportunity for sailing enthusiasts with several marinas.

DESCRIPTION

A delightful 5 bedroom detached farmhouse offering spacious accommodation with a wealth of charm and character throughout. The property is believed to date back to the 17th century of stone construction with wooden windows, beautiful gardens, parking, a stone outbuilding and an additional paddock across the lane extending to approximately 2.09 acres in all.



ACCOMMODATION

Front door into the entrance porch which leads into the sitting room with a charming stone fireplace, built in storage and a door to the study with an adjoining shower room. From the sitting room is a step down into the spacious spit level kitchen / dining room with flagstone slate flooring a further impressive fireplace and wood burning stove. The kitchen comprises, a range of base units, Belfast sink, electric converted Rayburn and space for appliances. The inner halls leads to a further reception room currently used as an office / playroom and then on to a pantry at the end. The ground floor is completed by a useful utility / boot room and a door to the garden.

The first floor offers 5 bedrooms, with Bedroom 1 benefitting from ample built in storage and an ensuite bathroom. The family bathroom comprises a roll top bath, separate shower cubicle, wash hand basin and WC.

OUTSIDE

The property is approached by a gated driveway offering parking for multiple vehicles with a stone outbuilding that could be used as a garage/store with electric connected. The gardens are mainly laid to lawn with mature trees and shrubs and a patio area. Across the lane from the property there is a paddock with vehicular access and extends to approximately an acre and a half.

In all the property extends to approximately 2.09 acres in all.

SERVICES

Mains electricity. Private water via a shared bore hole on the neighbouring property. Private drainage via a septic tank. Oil fired central heating and wood burning stoves. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

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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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 57 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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