



D. R. Kivell
COUNTRY PROPERTY

Great Trehills
Tamerton Foliot, Devon



Great Trehills Farm

Tamerton Foliot, Plymouth, Devon, PL5 4LL

Plymouth 6 miles · Yelverton 6 miles · Tavistock 11 miles

 5 Bedrooms  3 Reception Rooms  EPC LSTD  3 Acres

Character 5 bedroom, 3 reception room Grade II listed period country house. Substantial traditional barn with potential, 2 further barns, buildings, 3 acres of gardens, lake and paddock.

Great Trehills is in a quiet rural location 1 mile southeast of the popular village of Tamerton Foliot, which has a general stores and post office, two public houses, take away, restaurant, Primary and Nursery School. Roborough is 2 miles east and offers village shop, post office, supermarkets, veterinary surgery and pre-school. Plymouth is 6 miles south, with train and coach stations providing regular national services and access to the A38 dual carriageway.

Great Trehills has a most appealing and characterful period 4 bedroom, 3 reception room, Grade II listed country house which is believed to date back to the early 18th Century and is the first time on the market for 100 years. The delightful and welcoming accommodation provides comfortable and flexible family living with an array of period and character features and briefly comprises: Entrance Hall; decorative Victorian tiled floor, staircase to first floor, built in storage cupboard. Sitting room; Inglenook fireplace, clome oven, woodburning stove, window to side with deep sill window seat. Drawing Room; a dual aspect room overlooking the front courtyard garden and grounds to the side. Dining Room; slate tiled floor, beamed ceiling, Inglenook style fireplace, oil fired Rayburn with a back boiler, window overlooking the front garden with deep sill window seat. Dairy; slate flagstone floor, beamed ceiling, window overlooking the rear courtyard. Rear entrance hall; slate flagstone floor and door to rear courtyard. Kitchen; fitted wall and base units, space and plumbing for a washing machine and dishwasher, built in electric oven and hob, extractor above, window overlooking the rear courtyard. Cloakroom; W/C. On the first floor: Landing; window to the rear overlooking the courtyard. Bedroom 3; a double room, window to the side. Bedroom 2; double room window to the side. Bedroom 1; a double dual aspect room with windows overlooking the front courtyard garden and grounds to the side. Bedroom 4; window to the front courtyard garden, built in wardrobe. Bedroom 5; window to the front courtyard garden, built in wardrobes. Family Bathroom; bath with shower, wash hand basin, W/C and built in airing cupboard.

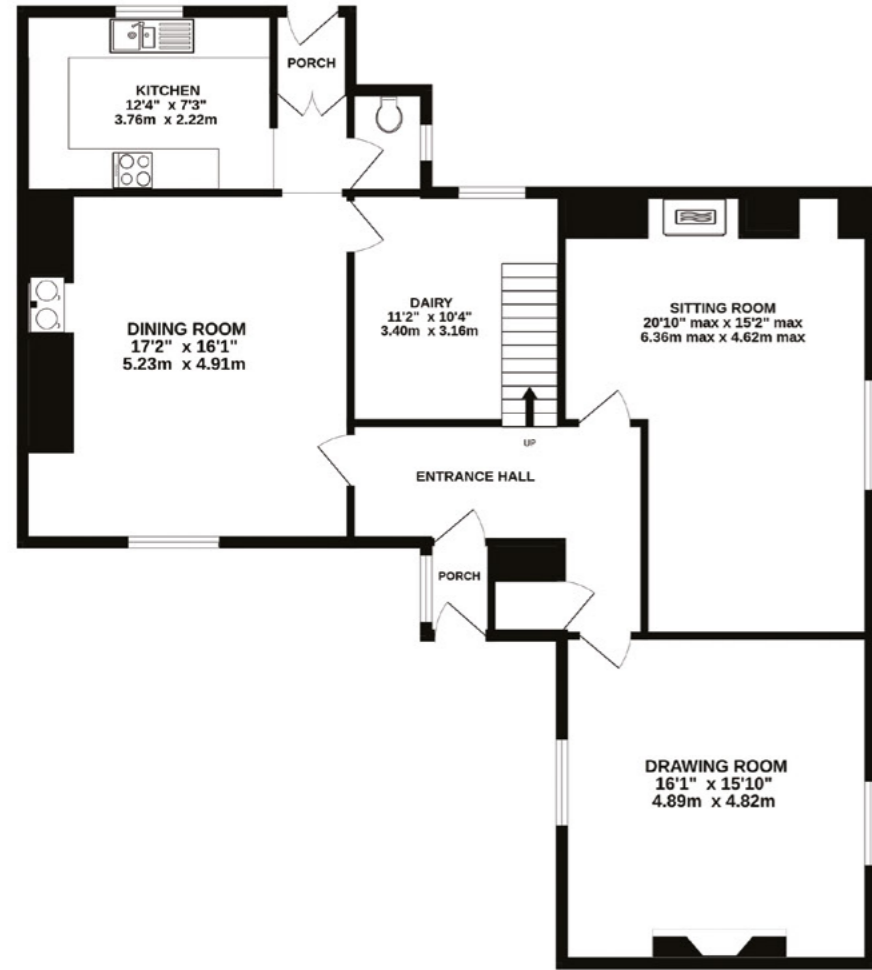


Garden

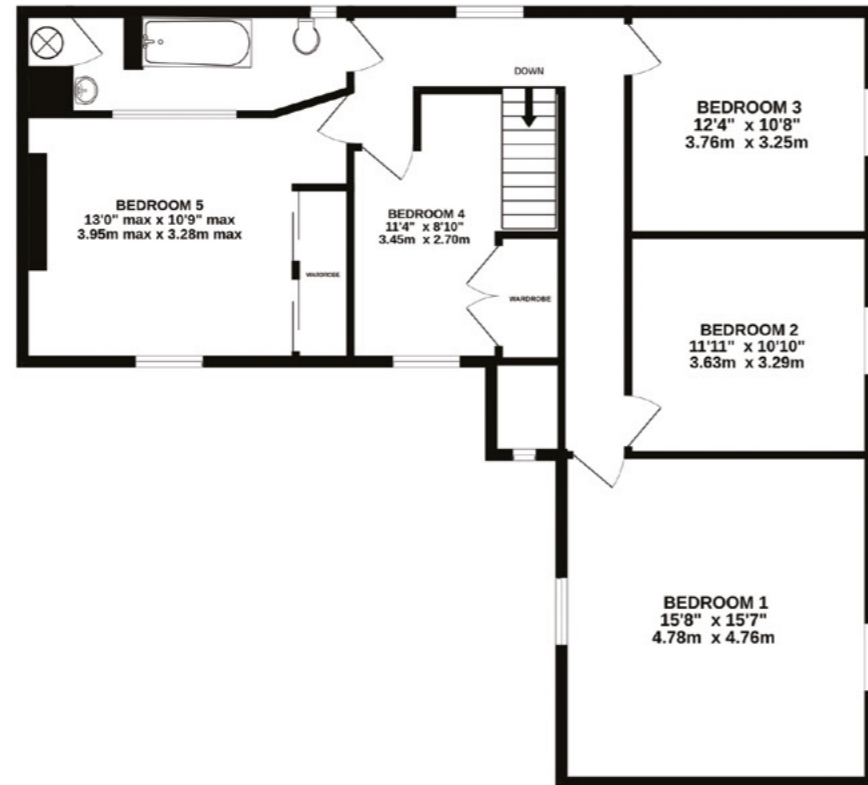
From the parish road a gated entrance opens onto a tarmacadam driveway which opens on to a large parking and storage area. Flanked on either side by a large shrub and flowerbed border and a grass terrace interspersed with a variety of Rhododendrons, flowering shrubs and trees. At the front of the house is an enclosed courtyard garden which is mainly lawn with well stocked flowerbed borders. At the rear of the house is granite cobbled courtyard which is ideal for alfresco dining and entertaining.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

Buildings

Garden Room / Store: 7m x 2.96m (22'11" x 9")
Slate flagstone floor and two windows to the front.

Traditional Barn: 18m x 5m (59'0" x 16'4") 17.3m x 6.25m (56'9" x 20'6")
A substantial and impressive 'L' shaped traditional barn with potential to conversion.

Workshop / Store: 5.55m x 5.21m (18'2" x 17'1")

Carport / Machinery Store: 8.41m x 4.92m (27'7" x 16'1")

Garage / Workshop: 8.25m x 4.75m (27'0" x 15'7")
Manual roller door to the front, vehicle inspection pit.

Adjoining General Purpose/ Storage Building: 9.25m x 8.90m (30'4" x 29'2")

Traditional Barn: 9.25m x 8.90m (30'4" x 29'2")

Traditional Barn: 10m x 4.85m (32'9" x 15'10")
Single storey storage barn with potential.

Storage Building / Looseboxes: 8.70m x 3.11m (28'6" x 10'2")

Former Farm Shop Building: 22.40m x 7.20m (73'5" x 23'7")
Incorporating: **Kitchen Area:** 2.65m x 2.39m (8'8" x 7'10")

Lean To General Purpose Storage: 22.40m x 6.05m (73'5" x 19'10")

Toilet Block: 5.00m x 2.45m (8'5" x 8'0")

Divided into two sections with wash hand basin and 2 toilet cubicles each
1. 2.45m x 2.30m (8'0" x 7'6") **2.** 2.58m x 2.45m (8'5" x 8'0")

The Land

The paddock extends to approximately 1.5 acres with a wildlife lake in the centre, enclosed within traditional Devon bank hedging.

Services

Water Mains (free of charge)

Drainage Septic tank

Electricity Mains

Heating Night Storage Heaters, Hot water – Oil Fired
Rayburn & Electric Immersion

Telephone & Broadband BT Connection (Airband available)

Council Tax Band D

EPC Exempt LTSD

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property. Tel: 01822 810810.

Directions

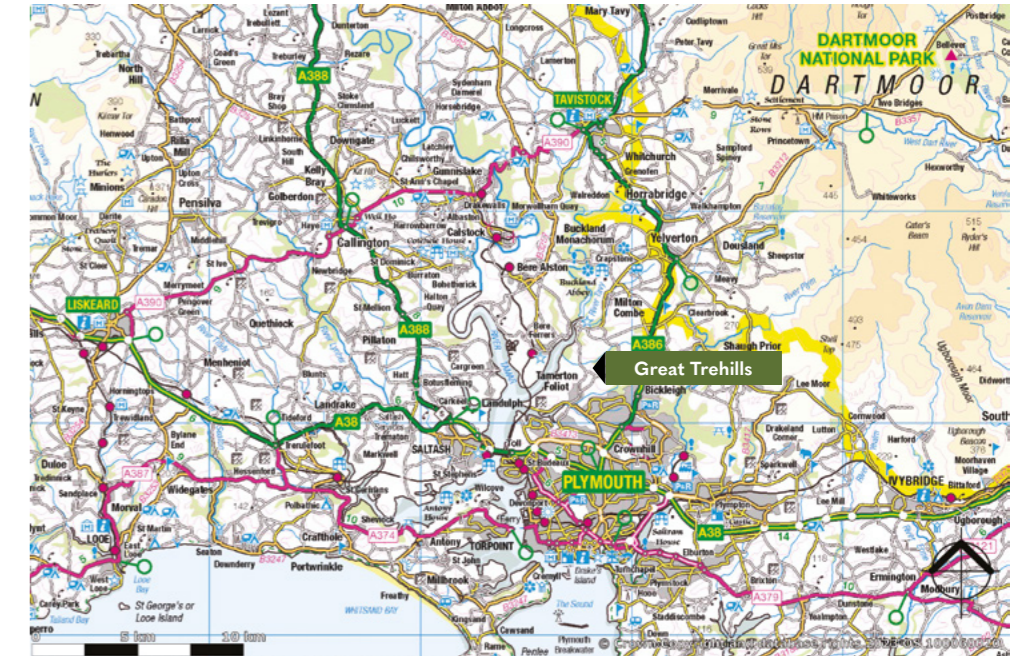
From Plymouth take the A386 towards Roborough and Tavistock. On reaching the "Plessey" roundabout, take the first exit onto Tamerton Road. Follow this road for 1.6 miles and Great Trehills is on the left.

What3words Location Finder

universally.fears.branch

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



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