

D. R. Kivell  
COUNTRY PROPERTY

East Tremollett Farmhouse  
Coads Green, Cornwall





## East Tremollett Farmhouse

Coads Green, Launceston, Cornwall, PL15 7NA

Launceston 7 miles · Callington 7.5 miles · Plymouth 21 miles · Exeter 49 miles · Truro 44 miles

 3/4 Bedrooms  3 Reception Rooms  EPC E50

Character and spacious Grade II listed, 3 / 4 bedrooms, 3 reception room country house in a rural, easily accessible location. Lawned gardens, general purpose building with potential. Two further houses available. No onward chain.

East Tremollett is quietly located approximately 1 mile south of the popular village of Coads Green, which has a primary school, village hall and a monthly Farmers market. Lewannick 3.5 miles to the north west offers a public house, village stores and Post Office, primary school and Doctors surgery. The A30 can be accessed 6.5 miles to the north west at Plusha. Launceston 7 miles to the north east offers further day to day facilities, individual shops, supermarkets, recreational facilities, private and state schools. Plymouth is 21 miles south east, Truro 44 miles to the south west and Exeter is 52 miles to the north east.

East Tremollett farmhouse is a most appealing and characterful Grade II listed house which dates back to 1762. This well-proportioned house has evolved through the centuries retaining much of its original character, charm and period features including exposed beams and lintels, slate floor, stone inglenook fireplaces. The accommodation benefits from oil fired central heating, woodburning stoves, and briefly comprises: Entrance Hall; tiled floor, staircase rises to the first floor. Sitting Room; Feature granite and stone inglenook fireplace and bread oven, beam ceiling, slate flagstone floor, window to the front with deep sill window seat. Sitting/Dining Room; feature stone and granite inglenook fireplace with bread oven, woodburning stove, beam ceiling, understairs storage cupboard, window to the front. Kitchen / Breakfast Room; Fitted wall and base units under wood effect work surfaces, inset stainless steel sink and drainer, Flavel Milano 100 electric range cooker with extractor hood above, beam ceiling, tiled floor, a dual aspect room with windows to the front and side. Utility; base unit and stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, slate flagstone floor, door to the side and window to the rear. Cloakroom; Tiled floor and W/C. Garden Room; Laminate flooring, window to the rear overlooking the garden and French Doors opening onto the patio. On the First Floor; a staircase rises to a split level landing. Bedroom 2; Exposed wooden floor, ceiling beams, feature granite fireplace, built in cupboard and window to the front. Dressing Room; potential en suite / Bedroom 4 a dual aspect room with windows to the front and the rear with restrictive head height. Family Bathroom; a dual aspect room with windows to the rear and side, exposed ceiling beams, bath, W/C, wash hand basin

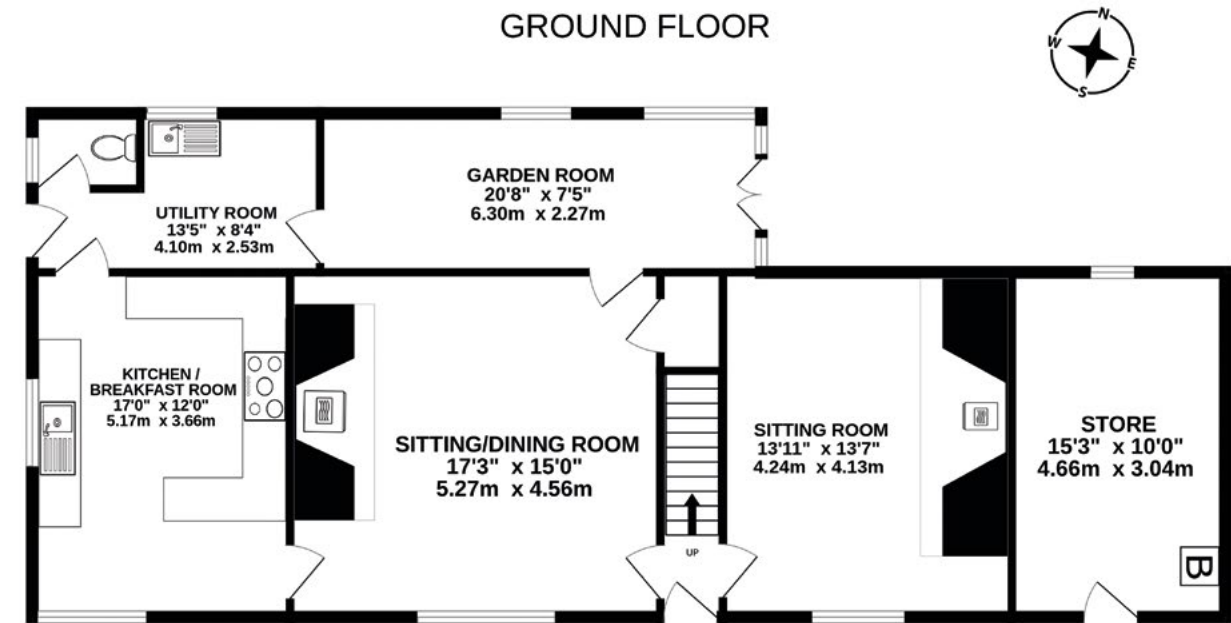
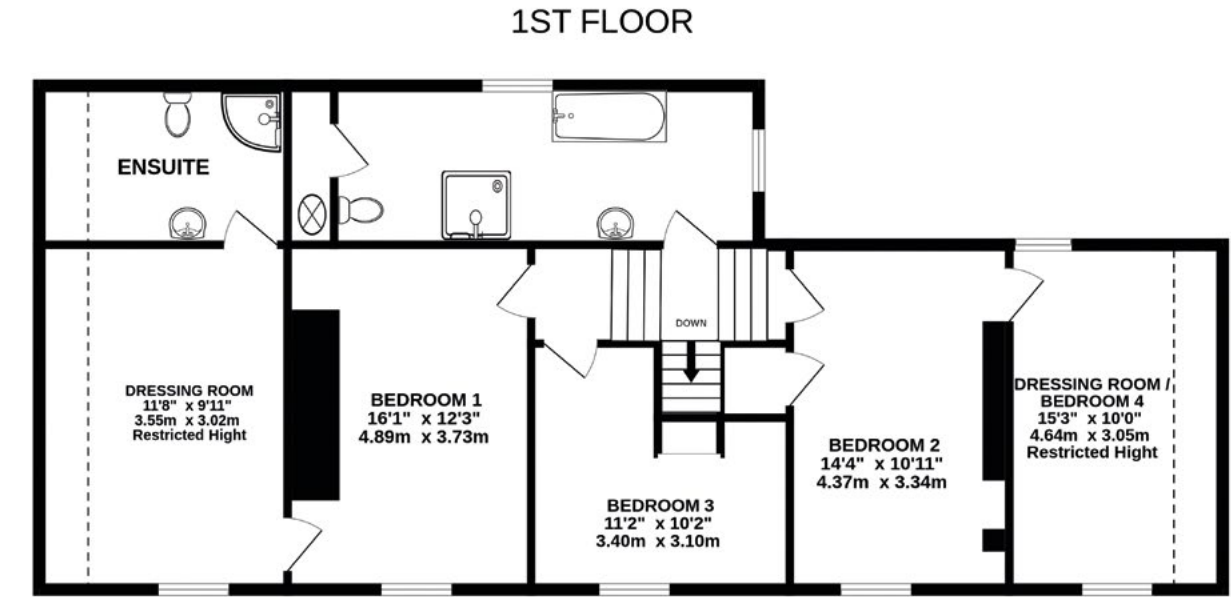


and shower cubicle, built in airing cupboard. Bedroom 3 / Study; exposed wooden floor and ceiling beams, built in cupboard. Bedroom 1; wooden floor, exposed ceiling beams and window to the front. Dressing Room; restricted head height, window to the front. En suite; shower cubicle, wash hand basin, W/C and beam ceiling.

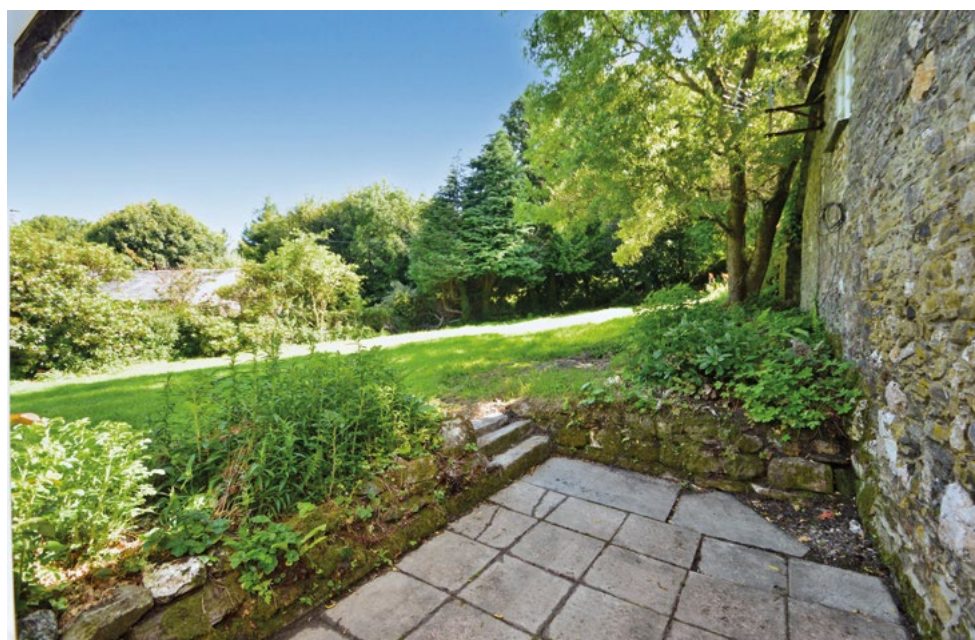
### Outside

East Tremollett Farmhouse is accessed from the parish road over a shared access drive which leads to the private drive to the farmhouse and continuing past the side of the house to a large gravelled parking area. A gated entrance opens into a small walled garden at the front of the house leading up to the front door. At the rear of the house is a lawned garden with a paved patio area which is ideal for alfresco dining and entertaining, enclosed within tree and shrub hedging.

**General Purpose Building:** 14.57m x 5.26m (48' x 17')  
 Planning consent potential under "Class Q"







### Services

- Water** Private spring supply
- Drainage** Septic tank
- Electricity** Mains
- Heating** Oil Fired Central Heating and Woodburning Stoves
- Telephone** Open Reach Connection  
www.checker.ofcom.org.uk
- Broadband** Open Reach Connection  
www.checker.ofcom.org.uk
- Mobile Signal** checker.ofcom.org.uk
- Council Tax Band** C
- EPC** E50

### Local Authority

**Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY**  
0300 123410

### Tenure

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

### Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810.  
All viewings are to be accompanied without exception.

### What3words Location Finder

///slanting.tinted.nods

### Directions

From Launceston follow the A30 towards Bodmin and at the Plusha junction take the B3257 towards Callington. Proceed for approximately 5 miles to Coads Green continue through the village, taking the first right turning to Tremollett / Bathpool. Continue on this road for approximately 0.8 miles, turning left on to the lane to East Tremollett, proceed and take the third right turn onto the private drive to East Tremollett Farmhouse.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

### 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.



DRK



Tel 01822 810810

Email [sales@drkivell.co.uk](mailto:sales@drkivell.co.uk) Web [drkivell.co.uk](http://drkivell.co.uk)

South Brentor, Tavistock, Devon PL19 0NW  
121 Park Lane, Mayfair, London W1K 7AG

