



D. R. Kivell
COUNTRY PROPERTY

Lower Tregunnon Farm
Altarnun, Cornwall



Lower Tregunnon Farm

Altarnun, Launceston, Cornwall, PL15 7SX

Launceston 7 Miles

Bude 20 Miles

Truro 41 Miles

Exeter 48 Miles



2+2+2 Bedrooms



3+2+1 Reception Rooms



2+2+2 Bathrooms



EPC F14



3.3 Acres

A characterful and well-presented 2 bedroom, 3 reception room farmhouse with two, 2 bedroom high specification holiday cottages in a quiet, rural yet accessible location on the edge of Bodmin Moor, studio barn with potential, stables, in 3.3 acres of gardens and paddocks. No onward chain.

Lower Tregunnon is in a quiet rural location within easy access to the A30 3 miles to the east. The picturesque moorland village of Altarnun is 1 mile to the south, which offers a Post Office / Village Shop, Public House & Primary School. Launceston is 7 miles northeast, Truro is 41 miles southwest and Exeter 48 miles to the east.



The House

A well-presented and most appealing Grade II listed house, believed to date back to 1630, retaining many of its original character features including exposed wooden beams, deep sill windows, fireplaces and slate flagstone floors throughout the reception rooms and benefits from double-glazed wooden windows and oil-fired central heating.

A paved path leads to an open fronted porch, feature large wooden door opens to a welcoming entrance hall, turning staircase to first floor.

Sitting room, exposed wall and ceiling beams, south facing window to front garden, step up to western aspect modern garden room, electric wall mounted heater, double glazed windows, French doors open to sheltered private side patio perfect for alfresco dining and entertaining. Dining room, south facing window with window seat, feature fireplace, large granite lintel, wood burning stove on slate tile hearth and two cloam ovens to the side.



Fitted kitchen with wall and base units under granite worksurface, inset Belfast sink, integrated Neff electric oven, induction hob, dishwasher, oil fired range providing the central heating and hot water, window overlooking side patio and large Velux window flooding the room with natural light. Stable door open to glazed roof, open ended porch. Pantry cupboard complete with shelving, Utility, linoleum floor, deep slate window sill, inset stainless steel sink, cupboard below, worktop and plumbing for washing machine and tumble dryer, recess space for tall fridge/ freezer. Cloakroom toilet, linoleum flooring, wash basin and w/c.

On the first floor; Two double bedrooms, both south facing. Bedroom 1, a double bedroom, height restricted dressing room cupboard. Bedroom 2 double bedroom with ensuite shower room, w/c and wash hand basin, heated towel rail. Family bathroom, corner shower cubicle, wash basin, heated towel rail and w/c.



Holiday Cottages

The two well-presented holiday barns have many character features including exposed wooden beams, stonewalls, half glazed stables doors, wooden flooring and Velux windows.

The cottages benefit from oil fired central heating, underfloor heating on the ground floor and radiators on the first floor. Separate boilers, oil tanks and electric metering from the farmhouse.

The cottages are arranged in a reversed accommodation style with each enjoying their own entrance, enclosed patio seating area with hot tub. The holiday lets are sold fully furnished. Adjoining the cottages is a useful external utility room, plumbing for washing machine and w/c.



Molly's Barn

Entering from the patio into the first floor, a light and airy open plan kitchen / breakfast / sitting room with ample space for a dining room table and living room seating. A well-equipped fitted kitchen, wall and base units, integrated electric oven, hob, fridge/ freezer, Lamona dishwasher and washing machine / dryer. On the ground floor are two double bedrooms both ensuite, with w/c, wash basin and heated towel rail, one with a shower cubicle, and the other a bath with shower over.

The Old Dairy

Entering from the patio into the first floor, a large open plan kitchen / breakfast room, fitted kitchen wall and base units, integrated electric oven, hob, extractor, dishwasher, washer machine/dryer, fridge and freezer. Steps up to a dual aspect sitting room, exposed stone walls and 'A' frame beams, and feature corner log burning stove on a slate hearth. On the ground floor; Entrance hall, door to country lane and gravelled parking area. Two double bedrooms (both ensuite) one with a shower cubicle and the other with a 'p' shaped bath with shower over.



Lower Tregunnon Farm, Altarnun, Launceston, Cornwall

Approximate Gross Internal Area

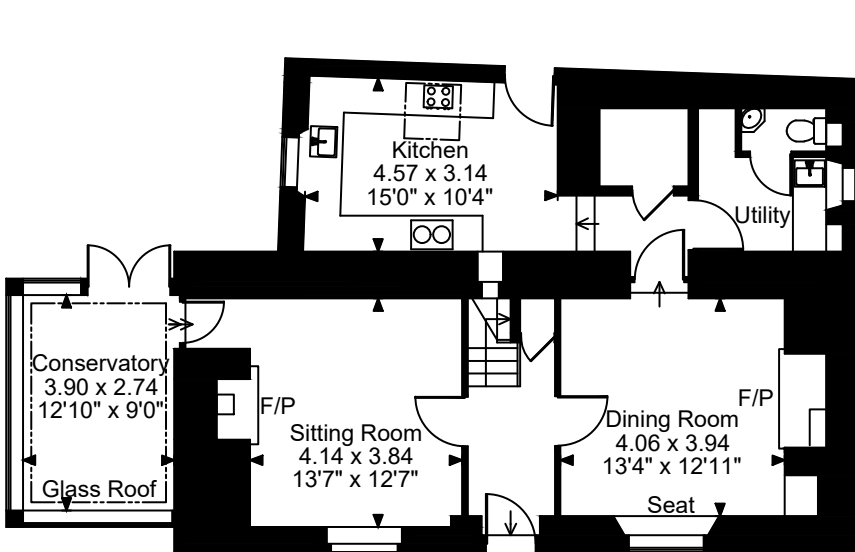
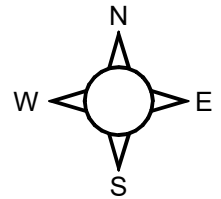
Main House = 1520 Sq Ft/141 Sq M

Utility = 71 Sq Ft/7 Sq M

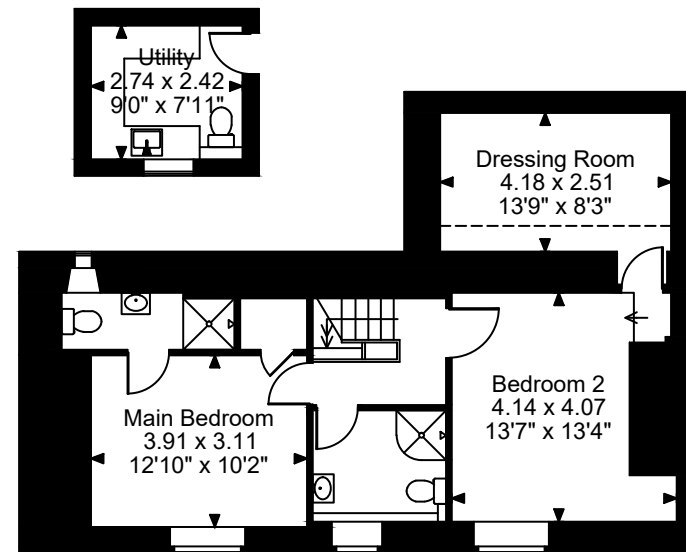
Cottage 1 = 928 Sq Ft/86 Sq M

Cottage 2 = 875 Sq Ft/81 Sq M

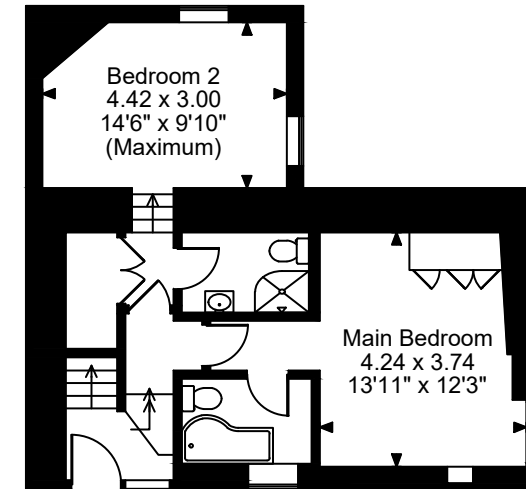
Total = 3394 Sq Ft/315 Sq M



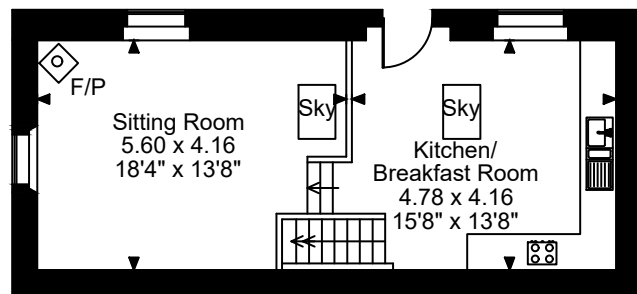
Ground Floor



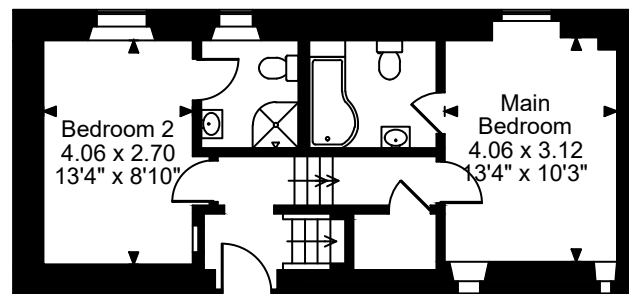
First Floor



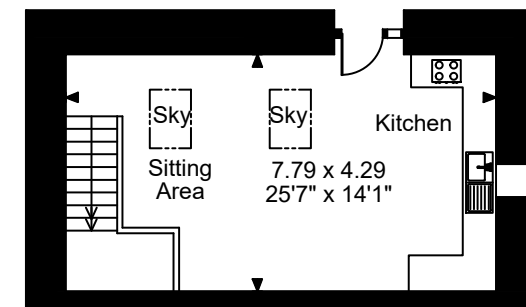
Cottage 2 Ground Floor



Cottage 1 First Floor



Cottage 1 Ground Floor



Cottage 2 First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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The Gardens

The property is approached through double wooden gates onto a large gravel parking area. A garden store, fruit cage and former stone built piggery are to one side. To the other side is a lawned garden enclosed by wooden fencing and mature trees, a path leads down to the farmhouse passed the external home office.

To the western side of the farmhouse a patio leads around to the front lawn garden, established shrub and hedge borders.

From the driveway a concrete path leads and splits in two, to a larger lawned garden, a substantial greenhouse and vegetable garden with raised beds and feature pond. To the other direction the path leads to the stable block and direct access into a paddock. A further concrete path leads to the second paddock.



Buildings

Cart House Studio Barn: 4.17m x 5.96m (13'8" x 19'7")

An open plan detached barn currently being used as an art studio, and has potential to be a home office or further letting accommodation subject to the relevant consents. Alternatively, as an indoor games room for holiday guest use. The barn has a part glazed stable door, slate flooring, exposed 'A' frame beams and stonewalls, Velux windows, high level window to rear and a full wall length roll top worksurface to one side with inset composite sink, and an electric wall mounted heater.

Stable Building

Of wooden construction on a concrete base. Concrete apron to the front.

Divided into:

Loose Box 1: 4.13m x 3.41m (13'6" x 11'2")

Loose Box 2: 3.49m x 3.41m (11'5" x 11'2")

Tack Room: 2.84m x 3.43m (9'3" x 11'3")

Light and power connected. Water tap outside.

External Office: 3.76m x 2.09m (12'4" x 6'10")

Of wood construction. Power, light and internet connected.

Electric wall mounted heater.

The Land

The land is divided into three paddocks totalling some 2.38 acres and is enclosed within Cornish bank hedging or post and rail fencing.

Services & Information

Water – Mains

Drainage – Private septic tank

Electricity – Mains

Heating – Oil Fired Central Heating and Woodburning stoves

Telephone & Broadband – Fibre to the property (FFTP) checker.ofcom.org.uk/

Mobile Availability - checker.ofcom.org.uk

Council Tax Band – Farmhouse D, The Old Dairy and Molly's Barn (Small Business Rates)

EPC – F14

Construction – Stone

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY

0300 1234 100

Tenure

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



Viewing Arrangements

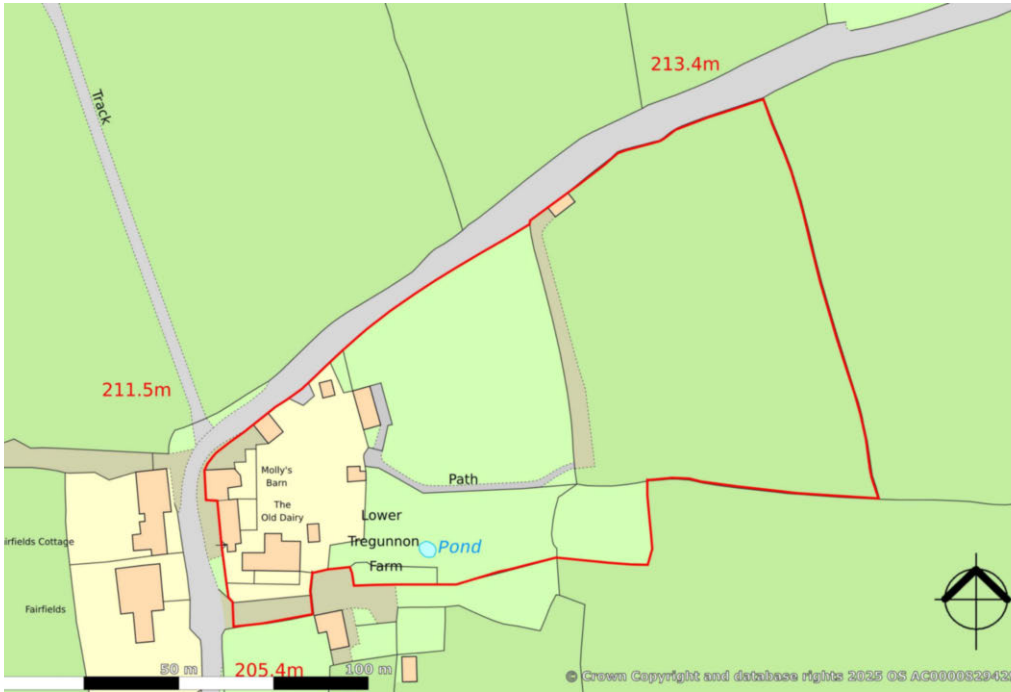
Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception.

Directions

From Launceston take the A30 towards Bodmin. After 4 miles turn right towards Polyphant and rejoin the A30 East bound. Immediately take the left turn to Polyphant. Proceed through the village and after 2 miles take the right turn signed Tregear just before the red telephone box. Proceed up the hill passing the Lower Tregunnon Farm sign and continue around the corner until reaching the double wooden gated entrance.

What3words Location Finder

[///toned.grounding.jolly](#)



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. All figures, measurements, floor plans & maps are for guidance purposes only. They are prepared & issued in good faith & 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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