



OLD TRETHEAKE MILL
WEST PORTHOLLAND, PORTLOUGH
TRURO TR2 5PU

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



OLD TRETHEAKE MILL

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AN ENCHANTING PROPERTY IN A MAGICAL LOCATION DEEP IN THE ROSELAND COUNTRYSIDE AND JUST INLAND FROM THE SEA

Originally a water mill with separate mill keepers cottage and stables skillfully merged into one exceptional property and set in an idyllic location in one and a half acres of garden and grounds in this undisturbed part of the Roseland Peninsula.

Versatile accommodation with potential to create an annexe/holiday let. Four bedrooms, two sitting rooms, kitchen/breakfast room with Aga, dining room, utility, study, garden room, workshop, conservatory, two cloakrooms and bathroom.

Excellent outbuildings including substantial detached garage and parking.

Fabulous mature gardens bordering a stream with lawns, shrubs, plants and tree - all enjoying privacy and a sunny aspect. Fantastic railway

In all approximately 1.5 acres. Council Tax Band F. EPC - F.

GUIDE PRICE £895,000

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(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

The setting of Old Tretheake Mill is very special indeed. Located in a very quiet position within walking distance of West Portholland beach and the coastal footpath it enjoys complete privacy with no near neighbours. The mill itself is extremely old, parts of it date back to the 1600's. It is full of character and has been greatly improved during our client's ownership although prospective purchasers will want to modernise in places. The accommodation is extremely versatile and currently arranged as four bedrooms but could easily be reconfigured to provide six bedrooms or there is a possibility to create a separate living unit for a dependent relative or possibly a holiday let. The accommodation includes kitchen/breakfast room with Aga, dining room with inglenook fireplace, sitting room, workshop, cloakroom and utility on the ground floor. On the first floor are four bedrooms, bathroom and superb second sitting room with wood burner. The house has private spring water, modern sewage treatment plant and oil-fired central heating. The gardens and grounds are delightful, well stocked with many mature shrubs and plants and a river runs along the eastern boundary. The vendors have created a superb model steam railway with very long track, associated buildings, bridges and tunnel which is incredible. It will be fabulous if the purchaser is a railway enthusiast to continue enjoying this. A modern garage has been erected in recent years and there is driveway parking. There are numerous garden sheds, productive vegetable garden, apple trees and well stocked fruit cage. An internal viewing is essential.



LOCATION

Old Tretheake Mill is set within the Parish of Veryan but is closer to the hamlet of East and West Portholland which are two of the most unspoiled coves on the eastern edge of the Peninsula. In the immediate area the vast majority of the properties

are owned by the Caerhays Estate and in many respects the surrounding area has remained largely unchanged for the last one hundred years or more. East and West Portholland have recently been declared a National Heritage Asset and this part of the Peninsula is often described as an area of

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"real" Cornwall where little or no development has taken place in recent years. Just over a mile away is the unspoiled fishing village of Portloe which is equally picturesque and is one of the "jewels" of the Roseland Peninsula. It has seen little or no intensive development in modern times and still retains its traditional atmosphere with clusters of old stone cottages set in a cleft of the cliff and descending to a small harbour still used by local fisherman but with the industry now sadly concentrating on crab and lobsters.

About two miles from Old Tretheake Mill is the larger village of Veryan, known for its picturesque round houses built in the 19th Century by a clergyman. Here there is a pub, church, primary school, post office/general store as well as a social/sports hall with indoor bowls and tennis courts. Much of the land in the area is owned and protected by the National Trust and the cliff top walks in the immediate vicinity are exceptional. The nearby Carne and Pendower beach is also a favourite with locals and visitors alike. The city of Truro with its Cathedral and fine shopping centre is about thirteen miles away. There is a main line railway station to London (Paddington) and also the Treliske Hospital which serves the whole of the county.

STORE/WALK IN LARDER

Window to side. Space for additional fridge, freezer and storage.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

A spacious hallway and a fine introduction to the house. Partly glazed entrance door. Radiator. Glazed door to conservatory. Deep storage cupboard. Doors to garden room, second w.c/boiler room and dining room.

CLOAKROOM

Frosted window to side. Vanity sink unit. Space and plumbing for washing machine. Storage cupboards. Radiator

KITCHEN/BREAKFAST ROOM

14'7" x 11'8" (4.45m x 3.57m)

Two windows to front. Selection of base units, one and a half bowl sink/drain. Oil fired Aga, integral fridge, Zanussi dishwasher, slate tiled floor. built in seat bench. Exposed beams. Glazed door to:

CONSERVATORY

11'6" x 9'10" (3.52m x 3.01m)

Windows overlooking the side and door opening to garden. Polycarbonate roof. One wall lights. Airing cupboard housing hot water cylinder with immersion heater.

GARDEN ROOM

12'8" x 8'5" (3.87m x 2.59m)

Windows and glazed door overlooking the rear garden, two wall lights, door to:

OFFICE

14'3" x 6'8" (4.35 x 2.04)

Window to rear. Telephone point, radiator.

DINING ROOM

13'1" x 13'0" (3.99m x 3.98m)

Two windows overlooking the front with window seats. Deep inglenook fireplace with granite lintel, clove oven and feature mill stone hearth. Solid wood floor, radiator.

BOILER ROOM AND W.C

Trianco oil fired boiler. Frosted window to rear. Low level w.c, wash hand basin. Ultraviolet filter for private water supply.

INNER HALLWAY

Doors to sitting room and workshop. Stairs leading to first floor. Telephone point.

SITTING ROOM

22'11" x 15'2" (7.00m x 4.64m)

A twin aspect room with window to front with window seat and glazed door opening to the side garden and enjoying views. Open fireplace with copper hood and slate hearth. Door to:

SECOND ENTRANCE HALL

Solid entrance door. Useful storage/log store. Coat hanging.



WORKSHOP

20'9" x 10'8" (6.35m x 3.27m)

Window to rear. Light and power. Polycarbonate roof. Filters for spring water.

FIRST FLOOR

Landing with loft access, radiator, two windows overlooking rear garden and countryside beyond. Round window to side.



SITTING ROOM

21'3" x 16'2" (6.48m x 4.94)

A lovely, well proportioned room with windows to front, side and rear with lovely garden and countryside views. Exposed roof trusses. Inset woodburning stove with slate hearth. Exposed

wooden floorboards. Radiator. Steps to sitting area with parquet floor, feature archway, two radiators.

BEDROOM ONE

13'8" x 13'1" (4.19m x 4.01m)

Window to front with window seat. Exposed roof trusses. Velux window.

BATHROOM

6'6" x 6'6" (2.00m x 1.99m)

A white suite with low level w.c, vanity sink unit, panel bath with shower over and fully tiled surround, built in cupboard. Heated towel rail. Window to rear.

BEDROOM TWO

14'3" x 9'1" (4.35m x 2.77m)

Twin aspect with window to side and rear. Built in wardrobes. Wash hand basin. Radiator.

BEDROOM THREE

9'4" x 9'4" (2.86m x 2.85m)

Window to side. Loft access. Radiator.

BEDROOM FOUR

15'3" x 11'7" (4.66m x 3.55m)

Twin aspect with two windows to rear and one to front. Exposed roof trusses. Built in cupboard. Two radiators. Telephone point.

OUTSIDE

Old Tretheake Mill is approached from a minor country lane that leads to Portholland. A driveway provides parking with access to the garage and continues down to the property although probably not wide enough for modern cars.

DETACHED GARAGE

24'9" x 12'9" (7.55m x 3.90m)

A superb modern garage with concrete floor and sectional garage door. Storage in roof. Pedestrian door to side.

GARDENS AND GROUNDS

The delightful gardens and grounds extend to approximately 1.5 acres and are extremely private. They are surprisingly sunny for a valley setting and well stocked with many interesting shrubs and plants including roses, camellias, guneras and extensive lawns. A river runs along the eastern boundary which is a lovely feature. The garden is very long - over 300 meters, running up the valley from the house. There are extensive concrete outbuildings including a mower shed, workshop and tool shed with light and power and several wooden garden sheds. The productive vegetable garden is enclosed and "rabbit proof" with several beds, fruit cage, greenhouse and water taps.

RAILWAY

The current owners have created the most amazing railway track known as Tretheake Mill Railway that runs the length of the gardens. It includes a long tunnel and a superb "Brunel style" viaduct! Whilst the vendors will be delighted if a fellow railway enthusiast wants to purchase the property and continue their hard work they reserve the right to remove the track and equipment.

SERVICES

Mains electricity. Private water and drainage.

N.B

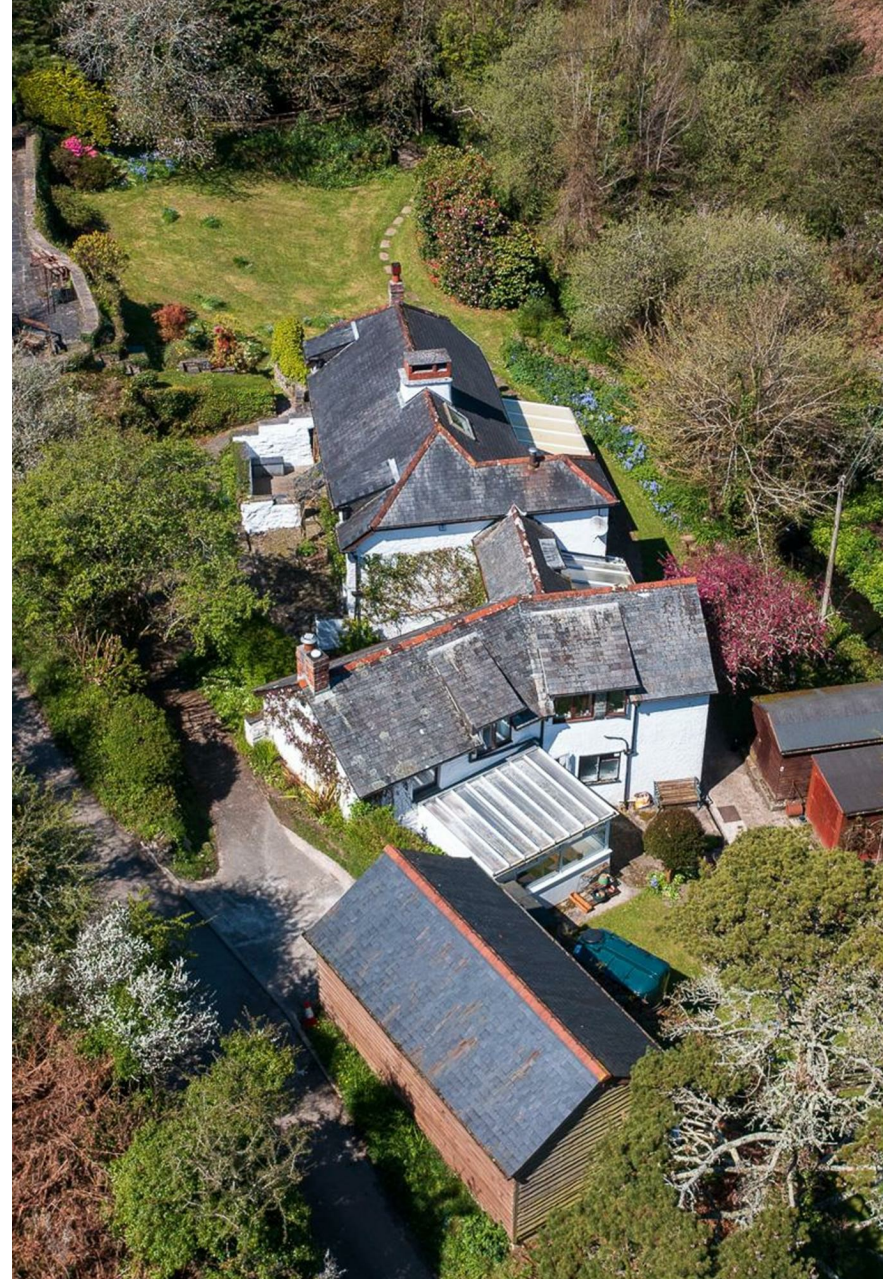
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding along the A3078 from Tregony to St. Mawes turn left towards Veryan just after passing the Texaco service station at Bessy Beneath. Continue along this road and take the third turning on the left at a sharp right hand bend where it is signposted to Portholland and Portloe. On entering the hamlet of Treviskey continue straight ahead where there is a further sharp right hand bend (which takes you down to Portloe). Follow this country road for over half a mile and it will ultimately descend down the hill into the valley. At the junction turn right towards Portholland and the entrance into Old Tretheake Mill is on the left hand side. Please park in the quarry parking on the right.



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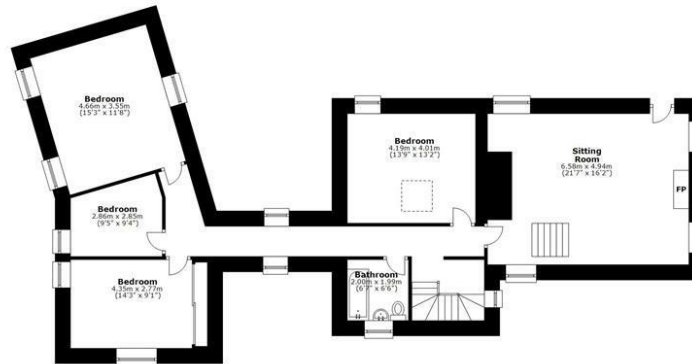


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Ground Floor
Approx. 193.3 sq. metres (2081.1 sq. feet)



First Floor
Approx. 109.8 sq. metres (1181.5 sq. feet)



Total area: approx. 303.1 sq. metres (3262.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such. All products using Planit.

Old Tretheake Mill, West Portholland

| Energy Efficiency Rating | | Current | Potential |
|---|--------|---------|-----------|
| Very energy efficient - lower running costs | 92-100 | | |
| A | 81-91 | | |
| B | 69-80 | | |
| C | 55-68 | | |
| D | 39-54 | | |
| E | 21-38 | | |
| F | 13-20 | | |
| G | 1-12 | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 80 | 32 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | 92-100 | | |
| A | 81-91 | | |
| B | 69-80 | | |
| C | 55-68 | | |
| D | 39-54 | | |
| E | 21-38 | | |
| F | 13-20 | | |
| G | 1-12 | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |





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