



TREGIDGEO HOUSE,  
GRAMPOUND, TRURO,  
TR2 4SP

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# TREGIDGEO HOUSE, GRAMPOUND, TRURO, TR2 4SP

A CORNISH FARMHOUSE IN 2 ACRES OF GROUNDS

Situated in an unspoilt countryside setting this charming Cornish farmhouse dates back several hundred years and was a working farm until the late 1990's. The house has a fascinating history and has clearly been extended numerous times since its original form.

The house has undergone an extensive programme of refurbishment and is now presented to the highest of standards retaining a wealth of character features.

Ample parking and immaculate gardens and grounds of nearly 2 acres with various outbuildings including former piggery. EPC - E

GUIDE PRICE £1,500,000

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PHILIP MARTIN

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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

Tregidgeo House is situated in an unspoilt countryside setting. This charming Cornish farmhouse dates back several hundred years and was a working farm until the late 1990s. The house has a fascinating history and has clearly been extended numerous times since its original form. There are at least four different periods of the building with the most recent extension added in the Victorian era.

The house has undergone an extensive programme of refurbishment in recent years and has been carefully restored and is now presented to the highest of standards. Tregidgeo House is a property of unique charm and character and one of the most desirable homes in this part of the county.

### THE PROPERTY

The beautifully presented accommodation extends to almost 4,000 square feet and offers six bedrooms, the master with dressing room and three with en-suites as well as a family bathroom to the first floor. The current owners have transformed the living space creating a modern family room which is open plan with a stunning kitchen with Aga and all opening to the gardens.

Furthermore there is a sitting room as well as an entrance porch and a splendid galleried reception hall which is a magnificent feature of the property. Furthermore there is a separate utility room and shower room to the ground floor.

There are two gated entrances into the property which provide access to the house and grounds. There is ample parking as well as various outbuildings including a former piggery, general purpose outbuilding and a former cow shed which offer huge potential subject to consents.

The grounds extend to just under 2 acres and comprise fabulous lawned gardens with mature hedging and trees, vegetable beds, and wild flowers.



### HISTORY

Records suggest that the property has been of significance for hundreds of years with mention made as early as 1415 when it was the birthplace of Ralph Tregisiou, who became the Dean of Exeter. Tregidgeo has seen many different owners one of whom was a branch of the Tremayne family of Heligan. John Tremayne bought Tregidgeo in 1750 along with two other farms in the parish for £752. It remained part of the Tremayne estate

until it was sold in 1890 to Mr Roberts whose family continued to farm the land for more than a century. The house is interesting with evidence of an early, original house still existing within the overall building and possibly dating from the 16th or early 17th century. It is a fascinating house full of interest and steeped in history and with echoes of grandeur which are a testimony to a bygone era.

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#### LOCATION

Located along a country lane, surrounded by farmland, the property enjoys a sunny south facing aspect and complete privacy from neighbouring properties. The villages of Grampound and Tregony are within three miles with good village facilities. The Lost Gardens of Heligan are within two to three miles with sandy beaches of the Roseland Peninsula and at Caerhayes, Porthluney Cove are all within easy reach.

#### TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

#### MEVAGISSEY

Mevagissey is well known to tourists as a fishing village on the south Cornish coast and is particularly noteworthy for its harbour and quaint fishermans cottages in the narrow streets as well as a range of amenities.

#### GRAMPOUND

The village of Grampound lies on the A390 between Truro and St. Austell and offers a variety of local facilities for daily needs including shop, church, primary school, pub, village amenities cafe and village hall. The village has the benefit of a regular bus service and is also close to the picturesque attractions of the Roseland Peninsula and the south Cornish coast. The city of Truro with its fine Cathedral, major shopping centre and main line railway link to London (Paddington) is about nine miles. St. Austell is about six miles.

#### TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

#### GROUND FLOOR

##### ENTRANCE PORCH

9'6" x 5'3" (2.92 x 1.61)

##### ENTRANCE HALL

11'11" x 11'11" (3.65 x 3.64)

A splendid space with tessellated tiled floor and turning staircase with turned balustrade to the galleried landing above. The half landing with tall partly coloured sash window to the south elevation, under-stairs storage beneath.

##### SITTING ROOM

17'1" x 16'9" (5.23 x 5.12)

Sash window with panel reveals and shutters to the south elevation enjoying a lovely outlook over the garden to the countryside beyond. Fine marble fireplace, deep skirting board, dado and picture rails.

##### LOUNGE

19'7" x 11'6" (5.97 x 3.52)

Forming part of the splendid open plan living space with doors opening to the front garden. Stylish hanging wood burning stove.

##### KITCHEN/DINING ROOM

36'6" x 13'7" (11.15 x 4.15)

A fabulous family room with plenty of windows providing natural light to the whole space. Fitted with a stunning kitchen with integrated appliances and a superb island with breakfast bar.

##### STUDY

13'11" x 11'8" (4.26 x 3.56)

##### BOOT ROOM

21'5" x 8'2" (6.54 x 2.5)

With stairs to the first floor and storage cupboards.

#### UTILITY/LAUNDRY

11'3" x 7'0" (3.43 x 2.15)

With fitted linen cupboards, space and plumbing for washing machine and tumble dryer. Fitted base and eye level cupboards with worktop over and sink.

#### SHOWER ROOM

5'8" x 3'7" (1.73 x 1.10)

Low level w.c., pedestal wash hand basin and shower.

#### UTILITY

14'5" x 8'9" (4.41 x 2.69)

Fitted with a range of base and eye level units with worktop over, sink and drainer inset. Window to side elevation and door opening to rear courtyard.

#### FIRST FLOOR

##### GALLERIED LANDING

15'10" x 12'0" (4.85 x 3.68)

##### MASTER BEDROOM

16'11" x 16'0" (5.17 x 4.89)

Stripped timber floor, sash window to front enjoying wonderful rural views. Opening to: DRESSING ROOM

##### DRESSING ROOM

7'1" x 6'0" (2.18 x 1.85)

with built-in wardrobes and access to the:-

##### EN-SUITE

10'11" x 7'4" (3.35 x 2.24)

A modern suite comprising low level w.c., vanity wash hand basin and double shower. Tiled walls and floor and sash window to side.

##### BEDROOM 2

16'9" x 13'3" (5.13 x 4.04)

##### EN-SUITE

5'6" x 5'2" (1.7 x 1.6)

Pedestal wash hand basin, corner w.c. and corner shower.

##### INNER HALL

##### BEDROOM 3

15'4" x 12'7" (4.68 x 3.86)



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##### EN-SUITE

6'3" x 4'7" (1.91 x 1.4)

Fitted with a low level w.c., wash hand basin and shower cubicle.

##### BEDROOM 4

14'2" x 12'0" (4.33 x 3.66)

##### BEDROOM 5

13'7" x 12'11" (4.15 x 3.94)

##### BEDROOM 6

10'1" x 8'2" (3.08 x 2.50)

##### FAMILY BATHROOM

11'1" x 4'9" (3.39 x 1.46)

A traditional white suite with panelled bath, pedestal wash hand basin, heated towel rail, low level w.c., corner shower, two windows to west elevation

##### REAR LANDING

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## GARDENS & GROUNDS

The property is approached via two gated entrances one of which provides access to the rear of the property and the other to the front. The rear driveway opens to a generous parking area and provides access to the rear courtyard from where there is access to the general store and the various outbuildings. An oak gate opens to the gravelled front drive which opens to the formal gardens. Enclosed behind a stone wall situated on the eastern side of the property is a lawned garden with extensive flower beds. Immediately to the front of the property the lawned gardens continue with a gravelled path leading from the entrance porch through the gardens to the attractive granite steps which descend to the lawn. There are wonderful rural views over the surrounding countryside together with abundance of flower beds and established hedges, mature shrubs, plants and trees. In the south eastern corner is the Bowgie.

## THE BOWGIE

25'5" x 14'0" (7.77m x 4.27m )

Hidden from view from the property, this former stone-built cow shed, within an enclosed stone walled yard, is currently utilised as a garden store.

## RUIN

22'11" x 14'0" (7.01m x 4.27m)

The ruin is attached to the rear of The Bowgie with stone walls and together with The Bowgie offers huge potential to convert subject to gaining the necessary consent planning consent. The measurements are external.

## FORMER PIGGERY

27'11" x 10'0" (8.53m x 3.05m)

A small stone-built former piggery with a cobbled floor opening into a walled and cobbled yard.

## TOOLSHED

10'11" x 10'11" (3.35m x 3.35m)

With light, power and borehole equipment.

## WORKSHOP

29'11" x 29'0" (9.14 x 8.84)

With light and power connected. A block-built building ideal for storage along with part hard standing area with block walls, still insitu and known to be former buildings. Potential for further development subject to gaining necessary consent. In all, the grounds and gardens extend to just under two acres.

## SERVICES

Mains water and private borehole. Mains electricity, private drainage by way of a septic tank and oil fired central heating.

## 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

From Truro proceed in an easterly direction on the A390 and after leaving Grampond turn right signposted to Tregony. Follow this road for about two miles taking the left hand turning signposted to St. Austell. Take the first right hand turning signed Tregidgeo Farm and Tregidgeo House will be found a short distance on the right.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## COUNCIL TAX

Band G

## TENURE

Freehold



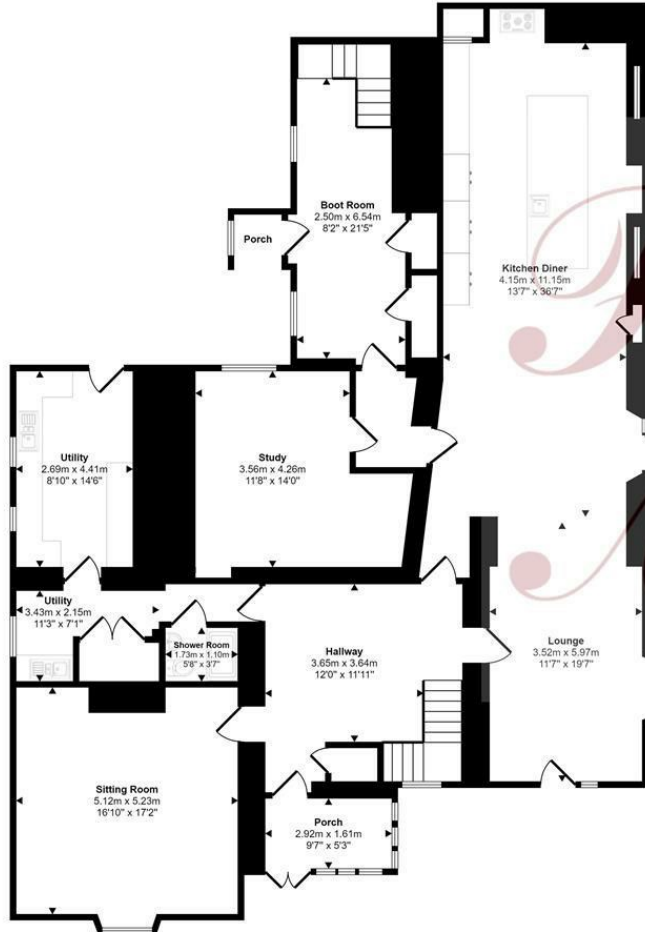
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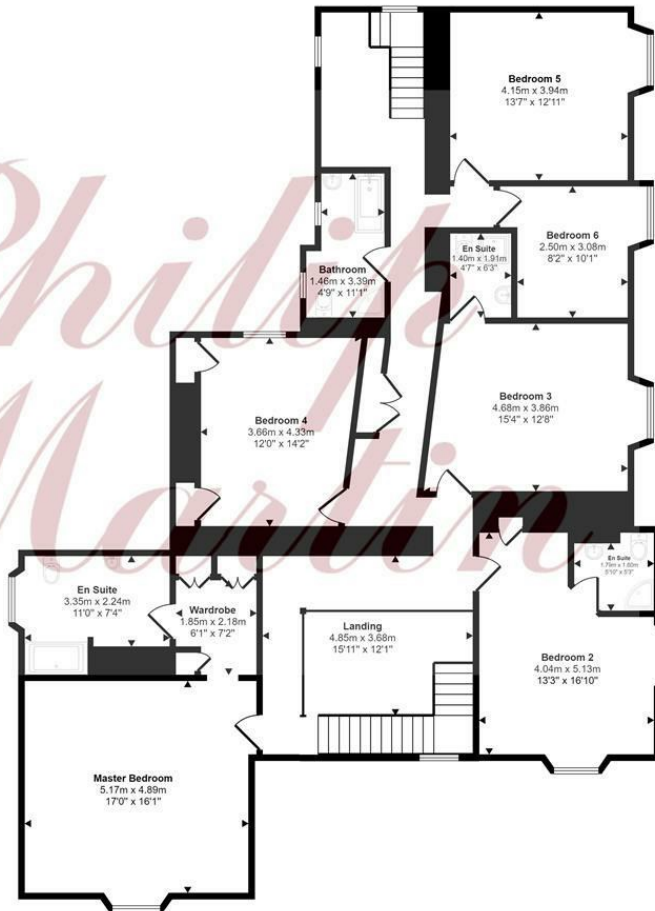


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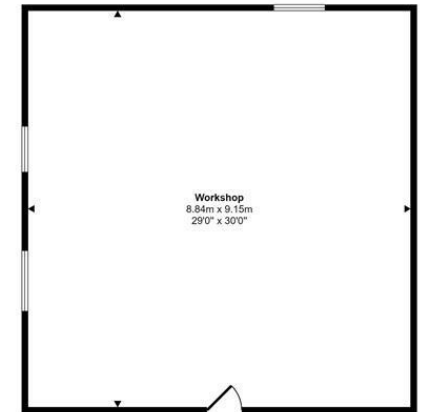
Approx Gross Internal Area  
503 sq m / 5415 sq ft



Ground Floor  
Approx 227 sq m / 2441 sq ft



First Floor  
Approx 195 sq m / 2104 sq ft



Workshop  
Approx 81 sq m / 870 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-101 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-101 <b>A</b>	
89-91 <b>B</b>		81-91 <b>B</b>	
85-88 <b>C</b>		69-80 <b>C</b>	
74-84 <b>D</b>		55-68 <b>D</b>	
69-73 <b>E</b>		39-54 <b>E</b>	
65-68 <b>F</b>		21-38 <b>F</b>	
55-64 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>81</b>	<b>48</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





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