



Trewithen Farm





SITUATION The property is located on the fringe of the rural parish of Laneast just over three miles from the village of Altarnun, with its post office/general store catering for day-to-day needs. The town of Launceston is some 8 miles to the east with a range of supermarkets, doctors, dentists and veterinary surgeries, together with educational facilities, fully equipped leisure centre, numerous sporting clubs and two testing 18 hole golf courses nearby. The A30 can be accessed at Kennards House, 5 miles distant, linking the Cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an International Airport.

DESCRIPTION A superb opportunity to purchase a most impressive farmhouse property which has been skillfully improved by the current vendor to create a home of rare quality and comfort. The property comes with circa 5 acres of level former pasture land and a small established luxury glamping business, offering additional income and a lifestyle opportunity.

The accommodation is clearly illustrated on the floorplan and comprises: a part glazed door into entrance lobby with slate floor, airing cupboard and cloaks cupboard. A further door leads into a triple aspect lounge with attractive fireplace housing a wood burner set on slate hearth and a pair of decorative recess fireplaces. Door into the hobby room, which is double aspect with slate sill windows. From the lounge a door leads into the inner hallway with attractive tessellated floor, stairs to first floor, door to rear garden and door to snug with decorative Victorian fireplace and shelved alcoves to either side. The inner hallway continues to a shower room comprising a low flush WC, pedestal wash hand basin and walk-in shower cubicle. A door leads into the garage/workshop with fitted sink, space and plumbing for washing machine and tumble dryer, up and over door to front and a pedestrian door to the rear garden.

The stunning kitchen/family room has a range of Shaker style base units, Corian style worktop, inset sink, ceramic induction hob with built in extractor, pair of electric ovens with pan storage below, contemporary Heta pellet burner, underfloor heating, roof lights and full length bifold doors open onto the rear patio ideal for al fresco dining. Door into walk-in pantry and glazed door into office (with adjacent workshop/store)

To the first floor there are four bedrooms, each with impressive rural views, two with pedestal wash hand basins and one with built-in mirror fronted wardrobes.

There is a family bathroom with a suite comprising of a panel enclosed bath, low flush WC and pedestal wash basin. Separate shower room with low flush WC, wash hand basin and walk-in shower.



OUTSIDE The property is approached over its own driveway, shared with four other properties, to a gated entrance leading to an extensive gravelled parking area. Gardens surround the property on three sides. There is an access track to the adjoining pasture paddock and glamping pods.

The gardens are laid mainly to lawn with well defined hedge and fence boundaries, vegetable garden, large polytunnel, stone-walled greenhouse and a fledgling woodland planted under a grant scheme, thoughtfully designed to enjoy the stunning views to Bodmin Moor.

A pasture paddock to the west contains two luxury eco-friendly pods, each with open plan living/sleeping area, shower room, under floor heating and separate septic tank to the farmhouse. Further details can be seen on the website www.treewithenfarmglamping.co.uk.

The property in all extends in all 4.94 acres or thereabouts

SERVICES Mains water and electricity. Private drainage. The house has oil fired central heating and is double glazed throughout. Full EPC documentation is available on request. Broadband: FTTC. Mobile coverage: visit Ofcom website. The property has the benefit of solar panels providing supplemental income.

Please note the Agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers. Please note the property has the opportunity of a hosted virtual viewing, which is available by separate appointment.

AGENT'S NOTE: There is planning permission for two dwellings within half a mile of the property, which has no direct impact on the property itself. For further information, please visit Cornwall Council planning portal or contact the office.

DIRECTIONS From Launceston take the A30 towards Bodmin and exit onto the A395 at Kennards House, signposted North Cornwall/Wadebridge. Follow the road for 4.5 miles taking the left hand turn signposted Laneast. Follow this road towards St Clether (ignoring the left hand turn for Laneast) for approximately 1.25 miles where the drive can be found on the left hand side, identified by the name plate.

What3Words (to driveway entrance):
///turns.blatantly.limo

What3Words (to house):
///sticks.continued.cove



Trewithen Farm

Laneast, Launceston, Cornwall, PL15 8PW

Launceston (A30) 8 miles - Bude (A39) 19 miles -
Exeter (M5) 50 miles - Plymouth 33 miles

- Hosted Virtual Viewings
- Remarkably Spacious Farmhouse
- Stunning Farmhouse Style Kitchen/Family Room
 - 4 Bedrooms and 3 Bathrooms
 - Established Glamping Business
 - Impressive Views to Bodmin Moor
- Gardens and Grounds of 4.94 Acres or Thereabouts
 - EPC D and Council Tax D



**“An appealing family home with stunning views
towards Bodmin Moor, located in a tranquil
yet accessible location”**

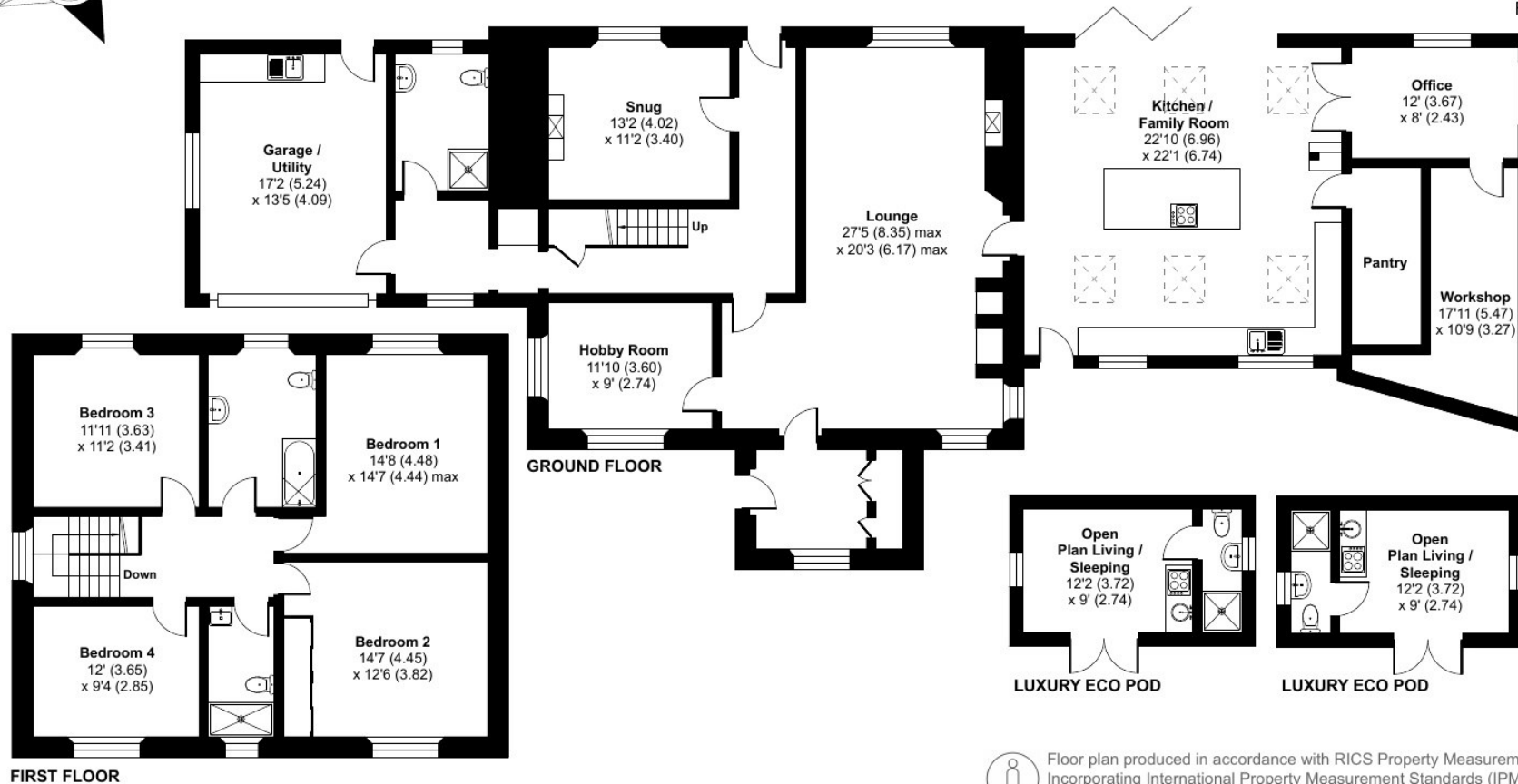


DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS

Guide Price £975,000 Freehold

Approximate Area = 2924 sq ft / 271.6 sq m
 Garage = 231 sq ft / 21.4 sq m
 Outbuildings = 264 sq ft / 50.3 sq m
 Total = 3419 sq ft / 317.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1296329

For more information or to arrange a viewing, please contact us:

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