

Tremist, Minions

Offers Over £575,000

PARKES & PEARN

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THE PROPERTY

This detached, spacious period moorland residence presents a rare opportunity for those seeking a serene countryside lifestyle, complete with breathtaking rural views and ample space to enjoy outdoor living. Thoughtfully extended and brimming with character, this charming home welcomes you with an inviting entrance porch and a practical boot room. At the heart of the house is a cosy yet expansive living room, where a striking granite fireplace with a wood-burning stove serves as a captivating focal point, creating the perfect atmosphere for chilly evenings.

The fitted kitchen, seamlessly connected to the dining room, is ideal for family gatherings. It leads into a bright and airy conservatory that overlooks the garden, blending indoor and outdoor living spaces. The ground floor also features a convenient utility room and a modern shower room.

Upstairs, the property offers four generously proportioned double bedrooms, providing ample space for family or guests. A well-appointed family bathroom, along with an additional separate shower room, adds convenience to the upper floor layout.

Set on approximately 1.2 acres of beautifully maintained garden and pastureland, this home is a dream for equine enthusiasts or anyone seeking a rural retreat. The grounds include a large garden perfect for outdoor activities or simply enjoying the surrounding natural beauty. Additionally, the property benefits from a spacious garage workshop, stables, and a tack room, providing excellent facilities for horse owners or those interested in country pursuits.

With an oil-fired Rayburn, double glazing, and LPG gas central heating, the home blends period charm with modern comforts. Its extension offers valuable living space, making it the ideal residence for families or individuals desiring a private, spacious home with stunning views and a strong connection to nature.

FAQS

Services – LPG gas fired heating, oil fired rayburn, mains electricity, water, and drainage. Radon Sump fitted.

Vendors position – Buying on

Garden Aspect – South

Agents Note 2 - The village of Minions is a designated conservation area, nestled within an Area of Outstanding Natural Beauty and part of a UNESCO World Heritage Site. This designation underscores its rich historical significance, particularly its renowned mining heritage. Additionally, Minions is situated within the Bodmin Moor International Dark Sky Landscape, recognized for its exceptional starry nights and protected nocturnal environment, which offer scientific, natural, educational, cultural, and public enjoyment.



Council Tax band: E







THE OUTSIDE

The property is situated within an expansive, enclosed plot, with the garden and grounds totaling approximately 1.2 acres, offering a peaceful outdoor haven perfect for those seeking space and tranquility. The well-maintained, level garden is mainly laid to lawn, surrounded by vibrant flower beds and a variety of mature plants and shrubs, enhancing the natural beauty of the setting. A driveway provides convenient parking, while a generously sized garage workshop, approximately 17' in length, offers ample storage or workspace.

The outdoor area also provides plenty of room for a garden shed or summer house, allowing for further customisation of the space. For equine enthusiasts, the property includes stables and a tack room, offering exciting potential for reinstating these facilities. The enclosed paddock provides additional outdoor space for grazing or other activities.

Although the land and stables have been unused for some time, this property—with access to open moorland—holds tremendous potential for a new owner to restore and make it their own. Whether you're an equestrian looking for a rural retreat or simply someone in search of a home with substantial outdoor space, this property offers a unique combination of charm, practicality, and opportunity.

THE LOCATION

The moorland village of Minions provides breath taking rugged landscape right on the doorstep. Whether it's a sunny day stroll, or a wrap winter wander there are views that stretch for miles peppered with Neolithic monuments and historical landmarks steeped in local mining heritage. The area remains popular with tourists dog walkers, hikers, mountain bikers alike and wonderful for birdsong, nature lovers and the starlit stretches to the horizon has Designated Dark Sky status - there is plenty to explore.

The free rooming moorland sheep and ponies is a common and quaint image within a village that offers amenities including a popular tea room, a general store with Post Office that will cater for day-to-day needs. Neighbouring villages provide further facilities with public houses, farm shops with cafes and well-regarded primary schools.

Nearby towns include Liskeard, Launceston and Callington,all of which provide most expected town facilities. Liskeard is just 5.3 miles away and hosts a leisure centre, community hospital and both primary and secondary schools. The excellent travel links are an attractive attribute

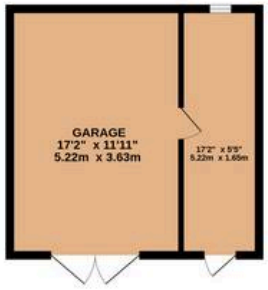
GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



GARAGE
297 sq.ft. (27.6 sq.m.) approx.



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TOTAL FLOOR AREA : 2161 sq.ft. (200.8 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • hello@parkesandpearn.co.uk • www.parkesandpearn.co.uk/