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TRELAWNY, MENHENIOT, LISKEARD, PL14 3RG

PRICE GUIDE £1,100,000

A fabulous and privately situated country house of spacious proportions providing versatile family and entertaining space with potential for multi-generational living, set within about 4 acres of established woodland gardens and benefiting from a long drive with ample garaging and workshops. About 3739 sq ft, 22' Kitchen/Breakfast/Family Room, 21' Dining Room, 31' Sitting Room, Laundry, Snug, Study, Luxury Principal Bedroom with Large Ensuite Shower/Leisure Room, 5 Further Bedrooms, Family Bathroom, Private Driveway, Large Three Bay Garage, Workshop, Barbecue Hut, Beautiful Woodland Gardens with an Abundance of Wildlife, About 4 Acres.

MENHENIOT 0.75 MILE, LISKEARD 4 MILES, LOOE & THE BEACH 8 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, EXETER 58 MILES

LOCATION

Trelawny lies in an exceptional rural location just under one mile from the unspoilt rural village of Menheniot.

The village of Menheniot provides various facilities including church, chapel, excellent village primary school (rated "outstanding" by Ofsted), post office and village store, local inn, sports club and field providing tennis, cricket and football facilities. The main line railway may be accessed at Menheniot Station (approximately 2 miles) providing links to Plymouth and Truro and is especially useful for children attending schools further afield and, of course, as a commuter link (Plymouth to London Paddington approximately 3 hours).

The usual market town facilities can be found at Liskeard (3 miles) including a range of shopping, educational and recreational facilities. The town of Saltash (12 miles) has a Waitrose store on its northern outskirts and long frontage to the tidal River Tamar with moorings (subject to availability) and a public slipway. Golf is available at Bindown, near Looe, also with a spectacular waterside course at Portwrinkle and at St Mellion International Resort with its leisure facilities. The wide expanse and beaches of Whitsand Bay are within easy driving distance, providing opportunities for boating, sea fishing and other water sports. The City of Plymouth lies within commuting distance where there is an excellent shopping centre set against the historic waterside areas of The Barbican and Hoe.

DESCRIPTION
Available on the open market for the first time in 34 years, Trelawny comprises a detached country house which offers spacious accommodation and the potential for multi-generational living. The ground floor living space is of very generous proportions and well configured for families and entertaining. The private bluebell woodland setting with mature oak, beech and other varieties creates an enchanting environment where one can enjoy nature. The property is fully double glazed and has oil fired central heating.

The accommodation extends to about 3739 square feet and briefly comprises - GROUND FLOOR - 22' Kitchen/Breakfast/Family Room in the farmhouse style with Klover wood pellet heater and two sets of double doors to the - 21' Triple Aspect Dining/Entertaining Room with vaulted ceiling and two sets of French doors to garden - 31' Sitting Room with wood burner - Study - Snug/Playroom - 15' Principal Bedroom with Dressing Room and Leisure Room Style Ensuite Bath/Shower Room with separate full size Hot Tub Spa - Laundry Room - Boot Room - Cloakroom/WC and Further WC - FIRST FLOOR - 5 Bedrooms - Family Bathroom.

OUTSIDE
A long private drive leads to a large and level parking area for many cars with space for boat., motorhome, caravan etc. This gives access to the various outbuildings including a very large three bay garage (one bay of which has been used as a superb home bar/entertaining space), 2 further garage/workshops, a log store and a Barbecue Hut. The extensive and mature gardens provide a secluded environment and are host to an abundance of natural flora and fauna. Adjacent to the house there are decked and patio areas with lawns and established trees and shrubs. There is an orchard and mature woodland with the whole extending to about 4 acres.

EPC RATING - D, COUNCIL TAX BAND - F
SERVICES - Mains water, electricity and private sewerage system.

DIRECTIONS
Using Sat Nav - Postcode PL14 3RG.

Menheniot, Liskeard, PL14

Approximate Area = 3739 sq ft / 347.3 sq m
Outbuildings = 1946 sq ft / 180.8 sq m
Total = 5685 sq ft / 528.1 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 2026. Produced for Scott Parry Associates. REF: 1408785

These particulars should not be relied upon.

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