



# Treinney Farm

Trewen, Launceston, Cornwall, PL15 8QF





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# Treinney Farm

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£950,000 Guide Price

Stunning five bedroom farmhouse

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Total smallholding approaching 7 acres

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Large double garage with large solar array

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Large home office / studio which could create further accommodation, subject to planning

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Landscaped gardens and woodland creating a wildlife haven

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Secluded location with south facing gardens

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EPC—A

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## Situation

Trewen is a popular rural hamlet, home to the Parish Church of St. Michael, a charming granite building with a Bellcote, restored in 1864. Nearby, the Trethorne 18-hole golf course and leisure farm offer extensive facilities. Just over 3 miles away, Altarnun is one of North Cornwall's most attractive villages, featuring the "Cathedral on the Moors," St. Nonna's Church, and the picturesque Penpont Water. Village amenities include a Post Office, general store, primary school, Parish Church, and the King's Head public house, renowned for its bar food. The village hall hosts various clubs and associations, including indoor bowls, amateur dramatics, and a youth group.

Trewen itself is a delightful rural retreat surrounded by rolling countryside. The village offers a peaceful lifestyle with easy access to the A30 corridor, making it convenient for commuting. The nearby town of Launceston, just a 10-minute drive away, provides a range of retail outlets, supermarkets, leisure facilities, and good schools. Trewen is ideal for those who enjoy outdoor activities, with Bodmin Moor offering miles of open terrain for dog walkers, climbers, hikers, and horse riders.

The A30 dual carriageway, a few miles from the property, connects to Truro, West Cornwall, Exeter, and beyond. The A395, within a mile, links inland areas to the North Cornish coast, known for its cliff-top walks and sandy beaches. Launceston, the 'Gateway to Cornwall,' offers educational, recreational, and commercial facilities, along with a Norman castle. Exeter, approximately 47 miles away, provides extensive shopping, leisure facilities, and access to the M5 motorway, rail network, and an international airport. Plymouth, about 32 miles away, offers extensive facilities and regular ferry services to France and Spain.



This impressive five bedroom detached farmhouse offers a unique opportunity to acquire a versatile smallholding approaching seven acres, presenting an ideal setting for those seeking a blend of rural living and modern efficiency. The property features a spacious double garage equipped with a large solar array (EPC Rating A), as well as a large home office or studio that could provide further accommodation, subject to planning permission.

The accommodation is thoughtfully arranged, including a feature garden room with panoramic views across the surrounding land, and benefits from a secluded location with south-facing gardens. Characterful interiors are complemented by practical elements, ensuring the property suits both family life and home working requirements. Landscaped gardens and woodland areas have created a haven for wildlife, enhancing the tranquil atmosphere and offering a strong connection to the natural environment.



The outside space is extensive and thoughtfully designed. A large paved patio wraps around the rear of the house, incorporating a well feature with toughened glass lid and lighting, granite seating, shelving niches and access to a subterranean storage unit housing the well water extraction system. The patio includes a prepared barbeque area and access to an unfinished ornamental pond, with pathways leading into the main garden. The grounds extend to include mature planting, blossoming trees, and a large (currently drained) pond, with a woodland walk to the rear boundary. The paddock, approximately five acres, is fully stock fenced and accessible via gated entrances, suitable for grazing or equestrian use. Additional features include ample driveway parking, a pole barn with potential for replacement (subject to planning), and a substantial double garage with inspection pit, three-phase electrics and solar controls. Raised lawns, an allotment area, and established Cornish stone walls further enhance the appeal of this well-maintained rural property.

## Accommodation

### Entrance Vestibule

Half glazed solid timber door leads into:- A grand entrance vestibule with fully tiled floor and double glazed to three sides. Pendant ceiling light, extractor fan, deep slate shelving and door to:-

### Entrance Hall

A solid timber original stained glass door with leaded window gives access to the entrance hall having original quarry stone tiled flooring with Mosaic pattern which is typical of the age of construction. Stairs rising to the first floor, wall and pendant ceiling lighting, under stair storage cupboard and large storage cupboard with internet access point, Ethernet controls and fitted storage shelving. Door to:

### Sitting Room

A spacious reception room, triple aspect enjoying large hardwood double glazed windows to the front and patio French doors leading to the rear, similarly further double glazed patio doors lead into the Garden Room. Wood effect vinyl flooring throughout, feature beamed ceiling with pendant and wall lighting. Focal feature central deep fireplace with slate hearth, log

burning stove, brick surround and cloam oven with cast iron door and granite shelf. T.V. point, air supply point and door to:-

### Garden Room

A stunning feature room of the house with high vaulted ceilings complete with twin Velux having electric control. Engineered timber floor throughout with fully glazed gable ends to both sides and patio doors leading out to the side and rear. The Garden Room not only overlooks the extensive patio space, but also down through the beautifully landscaped gardens. Access to a storage cupboard with under floor heating controls, boiler control and solar heating controls. The room also features brick and stone walling, five pendant lights and stunning French Oak lintel doorway to the Lounge.

### Dining Room

To the right hand side of the Hallway this Dining Room has hardwood double glazed window to the front with original built-in shutters. Feature stone faced fireplace with open fire (not currently used), high ceilings, pendant ceiling light, wood effect vinyl flooring and space for dining room furniture. Open archway through to:-



# K

## Kitchen

A modern space, but sympathetic to the building with hardwood double glazed window to the side. Matching Shaker style base units with roll top work surface having inset one and a half bowl sink with mixer tap over, tiled splash backing, integrated dishwasher, space for fridge freezer and space for electric Range cooker with extractor hood over. Beautiful original flagstone slate flooring throughout, high ceilings with additional LED lighting. A multi pane glass door leads into:-

## Utility

Solid Oak door with port hole window to the side and two hardwood double glazed windows to the rear with Velux sky lights over. Roll top work surface with space and plumbing for washing machine, tumble dryer, fridge and freezer. Coat and boot hanging space, central heating radiator, electric consumer unit and walk-in pantry cupboard with double doors. Door to:-

## Cloakroom

Velux sky light. Close coupled W.C. and pedestal hand wash basin. Central heating radiator, tile effect vinyl floor and storage shelf.

## First Floor Landing

Stairs from the entrance hall rise to the fully carpeted landing with hardwood double glazed window to the front aspect. Two pendant ceiling lights, central heating radiator, built-in bookcase and doors to all principal rooms.

## Bedroom One

A large front to back double bedroom with hardwood double glazed window to the front having central heating radiator beneath and hardwood double glazed window to the rear. Carpeted throughout, space for bedroom furniture, pendant ceiling light and air supply point. Large built-in wardrobes with mirror doors. Dressing area and door to walk-in linen store, currently fitted out with slatted shelving.

## Bedroom Two

Large front facing double bedroom with hardwood double glazed window overlooking the garden to the front. Fitted carpet, Ethernet connection and T.V. point, pendant ceiling light and space for bedroom furniture. Currently used as an office.

## Bedroom Three

A double bedroom with hardwood double glazed window to the rear overlooking the rear paddock. Air supply point, fitted carpet and space for bedroom furniture. Currently laid out as a twin bedroom with central heating radiator and door to:-

## En-Suite

Hardwood double glazed window to the rear. Shower enclosure tiled floor to ceiling with mixer shower over, hand wash basin and mid level flush W.C. Tiled to half height, central heating radiator, extractor point and recessed spot lighting.

## Bathroom

A generously proportioned family bathroom with hardwood double glazed window to the rear. Large corner bath, tiled walls floor to ceiling, close coupled W.C. and pedestal hand wash basin. Central heating radiator, air extraction point, fitted carpet, electric shaver point, ceiling light and wall light.



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## Second Floor Landing

Stairs from the First Floor Landing rise to the second floor with two Velux sky lights. Fully carpeted throughout, central heating radiator, loft access point, recessed spotlighting and door to:-

## Bedroom Four

An attic room with two Velux sky lights to the front of the property and timber double glazed window to the side. Eaves access, central heating radiator, recessed spotlights, air supply point, fitted carpet and large walk-in wardrobe with light.

## Bedroom Five

A generous sized double bedroom with double glazed window to the side and Velux sky light to the front. Central heating radiator, fitted carpet throughout and walk-in wardrobe with light.

## Shower Room

Velux sky light. Tiled floor to ceiling shower enclosure with mixer shower, close coupled W.C. and pedestal hand wash basin. Electric shaver point, air extraction point, central heating radiator and tile effect vinyl flooring throughout.

## Rear Store

Power and lighting. Space for chest freezer, concrete floor and vanity unit with inset sink. Connection to well water.

## Storage Building

Location of electric fence units. Power and lighting on movement sensor. Fitted work bench. A very useful dry storage space.

## Detached Office Building

A multi paned glass door leads into a kitchenette area with carpet tiled floor, high beamed ceiling, double

glazed windows, high level side window, roll top work surface with inset stainless steel sink and mixer tap, together with Ethernet connection point. A step up leads into the office/games room with fully glazed front aspect, fitted blinds, strip lighting, double glazed rear window and carpet tiled floor. Cloakroom with close coupled W.C., pedestal hand wash basin, underfloor heating controls, combi boiler, rear door and plumbing for a potential shower.

A further large office space benefits from air conditioning and heating, strip lighting, glazed front aspect, electric consumer unit and internet access points. An open spiral staircase leads to the first floor with floor to ceiling cladding, two Velux skylights, strip lighting and electric fan assisted heating. Externally there is access to a fully boarded roof space with power and lighting, ideal for storage or hobby use.

## Outside

### Double Garage

Two electric vehicular roller doors to the front, inspection pit, concrete floor, strip lighting, windows down to the lean-to store and three phase electrical consumer unit and solar controls. A further double pedestrian door to the front with large storage area/workshop, loft access, strip lighting and double glazed window to the side and rear overlooking the lean-to store. The store to the rear has the solar array above and is predominately used as a log store and water butt for addition grey water used in the garden.

### Paddock

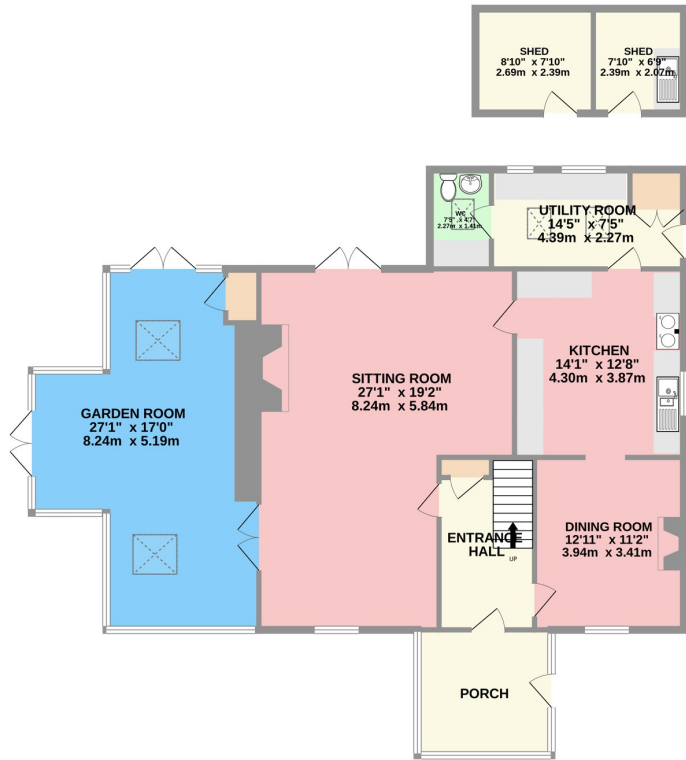
The paddock amounts to approximately 5 acres and is fully stock fenced and enclosed, including five bar gate access to the lane, in addition to a further five bar gate access to the garden. We understand there is currently an informal grazing arrangement for livestock.



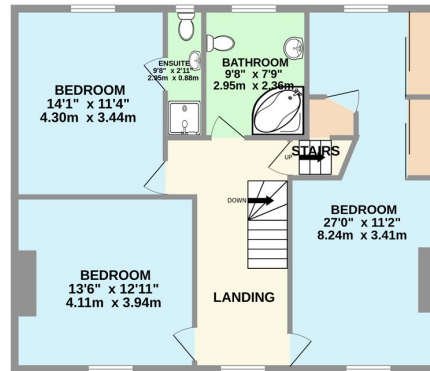
# Floor plan



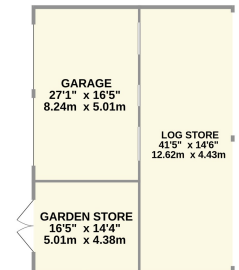
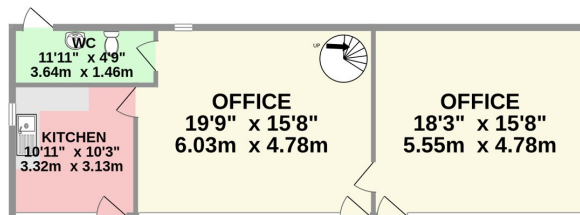
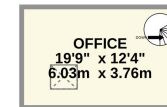
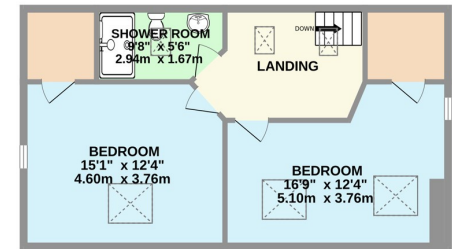
**GROUND FLOOR**  
1547 sq.ft. (143.7 sq.m.) approx.



**1ST FLOOR**  
848 sq.ft. (78.8 sq.m.) approx.



**2ND FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



There is an expansive paved rear patio area surrounding the rear of the property, where the oil fired boiler is discretely located, together with a prominent well feature with glass lid and lighting. This area has been reclaimed from the surrounding paddock and is enclosed by a stone faced retaining wall, elevated flower beds, granite seating and shelving niches. There is also access to a subterranean storage unit with concrete floor, power and the location of the water pump for well water extraction. In the corner of the patio area is a barbecue location which has been prepared ready for completion, with slate shelving either side and access to a chimney point built into the retaining wall structure. To the side of the property, where the garden room is located, preparation work has been undertaken for an ornamental pond, although this remains unfinished, with access leading down through to the garden.

The gardens sit to the front of the property and are extensive, with gated access to the surrounding paddock. The current owners have undertaken a significant amount of landscaping and planting to ensure the outside space forms an enjoyable and attractive feature of the property. As you travel down through the garden there are blossoming cherry trees, camellia, willow, pampas grass and a wide variety of native species.

The garden has also been landscaped to accommodate a large pond at the bottom, which has subsequently drained, but could be relined and reinstated. A beautiful woodland walk continues down to the rear boundary. The vendors have been conscious to ensure the gardens remain manageable, while also encouraging the natural wildlife which is commonly seen here. There is a Cornish stone wall with established tree growth forming the boundary to the garden area and, to the left hand side when looking away from the property, there is a stock proof fence between the neighbouring property.



There are lawn areas either side of the driveway at the front, together with further attractive stone walling, display niches and a ramped lawn area giving access for a ride on lawnmower. There are established boundaries to the rear and an outside tap. To the side of the garden is a landscaped raised lawn with allotment area and stone wall surround.

A beautiful woodland walk continues down to the rear boundary. The vendors have been conscious to ensure the gardens remain manageable, while also encouraging the natural wildlife which is commonly seen here. There is a Cornish stone wall with established tree growth forming the boundary to the garden area and, to the left hand side when looking away from the property, there is a stock proof fence between the neighbouring property.

When accessing the property there is ample driveway parking and turning space which includes a Pole Barn with corrugated iron sheet cladding and roof, currently in disrepair, however, the footprint allows the potential for replacement, subject to any necessary planning permissions being achieved. As you approach the office building there is a large tarmac driveway with office building to the front and large double garage to the side.

## Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

## Easements, wayleaves & rights of way

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## Services

Mains water (well water used to flush toilets), mains electric with additional large solar array, private drainage and oil fired central heating.

- ⚡ EE Rating - A
- £ Council tax band - E
- /// Directions  
What3Words - snowballs.relished.comet
- 👤 Virtual Tour - available on request





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