

Tregonna House

Little Petherick | Wadebridge | Cornwall | PL27 7QT

FINE & COUNTRY

STEP INSIDE

Tregonna House

An elegant Grade II listed detached period residence, believed to date back to the 1700s, offering generous accommodation and established grounds extending to approximately a third of an acre, just a short distance from Padstow.

Situated in the picturesque village of Little Petherick, close to the renowned harbour town of Padstow, Tregonna House is an attractive Grade II listed detached residence, believed to date back to the 1700s. Rich in period character, the property offers approximately 2,390 sq ft of accommodation, with four double bedrooms and a collection of versatile reception rooms, combining traditional Cornish architecture with the comforts of modern family living.

Occupying approximately 0.34 acres, Tregonna House is approached through a gated entrance and sweeping driveway, opening onto generous private parking and established gardens. Distinctive slate-hung elevations, mature trees, an original dovecot and a detached double garage further enhance the character and appeal of this individual period residence.

The property

Tregonna House offers an attractive arrangement of spacious and versatile accommodation, with a collection of reception rooms providing flexibility for both everyday family living and entertaining. The property's historic origins are reflected in its traditional architecture and distinctive features, creating a home of considerable character.

The ground floor centres around a generous living room incorporating a log-burning stove. This welcoming reception space opens into an adjoining conservatory, providing an additional area for relaxation and a pleasant connection with the outside. A separate dining hall offers an attractive setting for more formal occasions. The substantial kitchen and breakfast room provides an excellent space for informal dining and family life. Traditional slate flagstone flooring is a particularly appealing feature, complementing the property's period origins. An adjoining utility and boot room provides valuable practical accommodation, while a separate WC and ground-floor shower room complete the layout.

The first floor provides four double bedrooms arranged around a central landing, including a generously proportioned principal bedroom. The remaining bedrooms offer comfortable accommodation for family and guests, with the flexibility to accommodate a home office if required. A modern family bathroom, incorporating both a bath and separate shower, serves the first floor.

Throughout Tregonna House, the combination of generous proportions, period character and practical accommodation creates a highly individual family residence, with its historic origins and Grade II listed status adding to its distinctive appeal.

































STEP OUTSIDE

Tregonna House

The gardens

Tregonna House occupies an attractive plot extending to approximately 0.34 acres, with established gardens providing a delightful setting for this historic residence. The property is approached through a gated entrance and sweeping driveway, providing generous off-road parking and an attractive sense of arrival. The grounds incorporate extensive areas of lawn interspersed with mature trees, creating an established landscape with ample space for outdoor relaxation, recreation and entertaining.

Of particular interest is the original dovecot, a charming historic feature that contributes to the property's character and heritage. A detached double garage provides valuable secure parking or additional storage, complementing the generous driveway. Together, the mature gardens, historic features and substantial grounds create an appealing outdoor environment, further enhancing the individuality of Tregonna House.

Location

Tregonna House is situated in the picturesque village of Little Petherick, nestled within the beautiful North Cornish countryside and just a short distance from the highly sought-after harbour town of Padstow.

The village enjoys an attractive setting close to Little Petherick Creek, an inlet of the River Camel, with the surrounding countryside offering scenic walking routes, including the nearby Saints' Way. The popular Camel Trail, accessible from Padstow, provides a picturesque route for walking and cycling along the Camel Estuary towards Wadebridge and Bodmin.

Padstow is one of Cornwall's most celebrated coastal destinations, renowned for its historic working harbour, outstanding restaurants and vibrant atmosphere. The town offers an excellent selection of independent shops, cafés, galleries and everyday amenities, alongside a thriving food scene that has established its reputation as a leading culinary destination.

The spectacular beaches of Harlyn Bay, Trevone and Constantine Bay are also within easy reach, offering outstanding opportunities for swimming, surfing and enjoying the dramatic North Cornish coastline. Nearby Wadebridge provides a further range of shopping, schooling and leisure facilities, with convenient road connections towards the A30 and Newquay Airport.

Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.





INFORMATION

Tregonna House

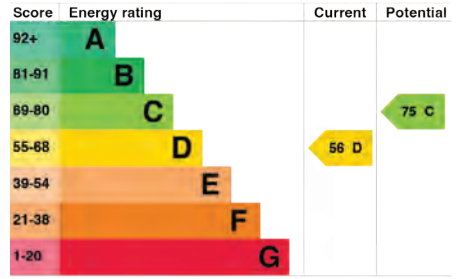
Services
Mains water, electricity, drainage and gas.
Freehold tenure.
Grade II listed.
Council Tax - The property is currently on business rates.
EPC D56.

What 3 words
touches.mixes.truffles

General information
To view the "Key facts for buyers" report/material information, please see the link titled "Material information".

Important information
Every effort has been made with these details, but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks. General Data Protection Regulations: 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 office in St Mawes.

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