

Higher Trevornick Farmhouse, Winards Perch, St Columb, TR9 6DE

david ball Agencies

A SUBSTANTIAL FOUR BEDROOM SEMI DETACHED CORNISH FARMHOUSE SET IN A BEAUTIFUL RURAL LOCATION BETWEEN NEWQUAY AND WADEBRIDGE, WITH FAR REACHING COUNTRYSIDE VIEWS, GENEROUS GARDENS, DETACHED GARAGE AND APPROXIMATELY 2,202 SQ FT OF ACCOMMODATION INCLUDING GARAGE

Guide Price £650,000 Freehold

Key Features

- GREAT LOCATION
- FOUR BEDROOMS
- GENEROUS GARDENS
- SEMI DETACHED CORNISH FARMHOUSE
- COUNTRY SIDE VIEWS
- PARKING
- GARAGE















The Property

Higher Trevornick Farmhouse is a particularly appealing semi detached Cornish farmhouse occupying an enviable position at Winnards Perch, surrounded by open countryside and farmland and enjoying wonderful far reaching rural views.

The house itself offers accommodation arranged over two floors, together with a substantial detached garage.

There is a lovely sense of space throughout the property, with four bedrooms, two reception rooms, a study, kitchen, two bathrooms and useful storage. The ground floor bedroom is particularly useful for those looking for flexible family accommodation, while the three further bedrooms are located on the first floor.

The main living room sits towards the rear of the house and enjoys views across the gardens and surrounding countryside. The separate dining room provides a good sized space for family meals and entertaining, while the study is ideally suited to those working from home.

The kitchen is positioned to the rear of the dining room and has direct access towards the outside, while the ground floor also benefits from a useful bathroom and additional storage.

Upstairs are three further bedrooms together with the main family bathroom. The principal bedroom is a particularly good size and the first floor also benefits from a balcony, providing an elevated position from which to enjoy the surrounding countryside.

Externally

The property enjoys generous enclosed gardens to the front and rear which are predominantly laid to lawn and bordered by established hedging, mature trees and shrubs. There is plenty of space for children, pets and outdoor seating, with the garden taking full advantage of the property's peaceful rural surroundings.

A detached garage provides excellent additional space and measures approximately 19'3 x 18'0. There is also driveway parking alongside the property.

The Location

Higher Trevornick Farmhouse is situated at Winnards Perch, a rural location conveniently positioned between Newquay and Wadebridge.

St Columb Major is approximately 6 miles from Newquay and around 7 miles from Wadebridge, making this an excellent location for those wanting to enjoy a rural Cornish setting without being too far from everyday facilities.

Newquay needs little introduction, with its excellent range of shops, restaurants, bars and leisure facilities together with some of Cornwall's finest beaches including Fistral, Porth, Lusty Glaze, Great Western and Watergate Bay.

Wadebridge provides a broader range of everyday amenities, independent shops, schools and leisure facilities and sits alongside the River Camel. It is also the starting point for the popular Camel Trail, which runs through the beautiful Camel Valley towards Padstow.

The property's position also provides excellent access to the wider north Cornish coastline, with Padstow and the Seven Bays within easy reach, while the A30 is readily accessible for travelling further afield.

Higher Trevornick, Winnards Perch, St. columb, TR9
Approximate Area = 1855 sq ft / 172.3 sq m
Garage Area = 347 sq ft / 32.2 sq m
Total Area = 2202 sq ft - 204.5 sq m

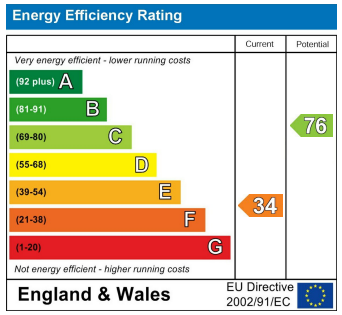




PINKPLAN

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david ball Agencies



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01637 850850

www.davidballagencies.co.uk

The Property Ombudsman rightmove OnTheMarket

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

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