



Tredaule Manor Farm



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Altarnun, Launceston, Cornwall, PL15 7RW

Altarnun (A30) 0.8 miles Launceston 7.8 miles North Cornish Coast 13.3 miles

An attractive traditional attached Cornish farmhouse with a wealth of character features, workshops and a large barn and ground with significant potential.

- Traditional Cornish Farmhouse
- Adaptable Outbuildings
- Close to Local Amenities
- 5 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Ample Parking
- Well-Maintained Garden and Veg Plot

Guide Price £575,000

SITUATION

The property lies in a most appealing rural location in the tranquil yet accessible hamlet of Tredaule. Less than a mile is the moorland village of Altarnun which is centred around the impressive Church known as the 'Cathedral of the Moor'. The village provides a well respected primary school, 16th century coaching inn and post-office/general store catering for day-to-day needs. A more comprehensive range of shopping facilities can be found at the former market town of Launceston, with its excellent range of shopping facilities including 24-hour supermarket, doctors, dentists and veterinary surgeries, fully equipped leisure centre and two testing 18 hole golf courses, together with numerous sporting and social clubs. The A30 trunk road can be accessed at Five Lanes, which links the cathedral cities of Truro and Exeter. At Exeter is access to the M5 network, main line rail station serving London Paddington and Exeter airport with routes to numerous UK and European destinations. The city port of Plymouth is some 24 miles away with a deep water marina and cross channel ferry port serving northern France and Spain. The rugged Bodmin moor can be easily accessed from the property with excellent riding out, walking and mountain biking.



DESCRIPTION

A well presented, substantial Cornish farmhouse with an attractive stone face exterior and spacious and flexible accommodation arranged over two floors. The house has a wealth of character features including flag stone slate floors and exposed beams. The property also benefits from additional outbuildings and a workshop that, given the necessary permissions, could provide a broad range of alternative uses.

ACCOMMODATION

The property is accessed via a tiled-floor porch into the slate-floor hall-way. Off the hall is access to two engaging reception rooms both with feature stone fire places housing wood burning stoves. From the main reception room is access to the farmhouse kitchen with a large Belfast-style sink, range cooker and Rayburn (not currently used) and family dining area at one end. Off the kitchen is a pantry room which was formerly the old dairy for the farmhouse and access to the garden through a rear utility/boot room.

Stairs from the hall lead to the first floor to 5 bedrooms and a recently renewed family bathroom with panel closed bath, wash hand basin and wc. There is also a separate shower room with tiled shower cubical, wc and wash hand basin.

OUTSIDE

The property is approached via a parish road to a gravel courtyard with generous off road parking for numerous vehicles. Next to the house is a two storey barn. Stairs lead to the first floor which is currently used as a large games room and separate office. The ground floor offers considerable storage space and two workshops. To the rear of the house is a substantial lawned garden which offers great seclusion and privacy, an established orchard and productive vegetable plot.

SERVICES

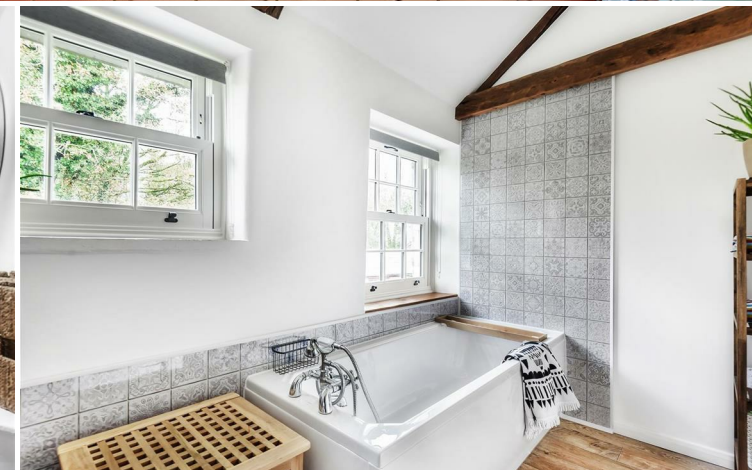
Mains electricity and water, with private drainage. Oil fired heating and solar panels. Double glazed throughout. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendor's appointed agent, Stags.

DIRECTIONS

From Launceston take the A30 dual carriageway in a westerly direction towards Bodmin for 7.6 miles, exiting the dual carriageway signposted to Altarnun, Trewint, Five Lanes and Tredaule. Take the last exit on the mini-roundabout and pass under the A30. After 150 yards turn right at the T junction signposted Launceston A30. Continue on this road for approximately 1/3 of a mile (as if heading back onto the A30) and take the left hand turn signposted Tredaule. Continue on this lane for approximately 2/3 mile and as the road bends sharply to the left, take the right hand turn which enters into the hamlet of Tredaule. A swift 75 yards up on the left hand side is a courtyard of barns with the farmhouse secluded to the rear right hand side, which can be identified by a feature, yellow front door.



These particulars are a guide only and should not be relied upon for any purpose.



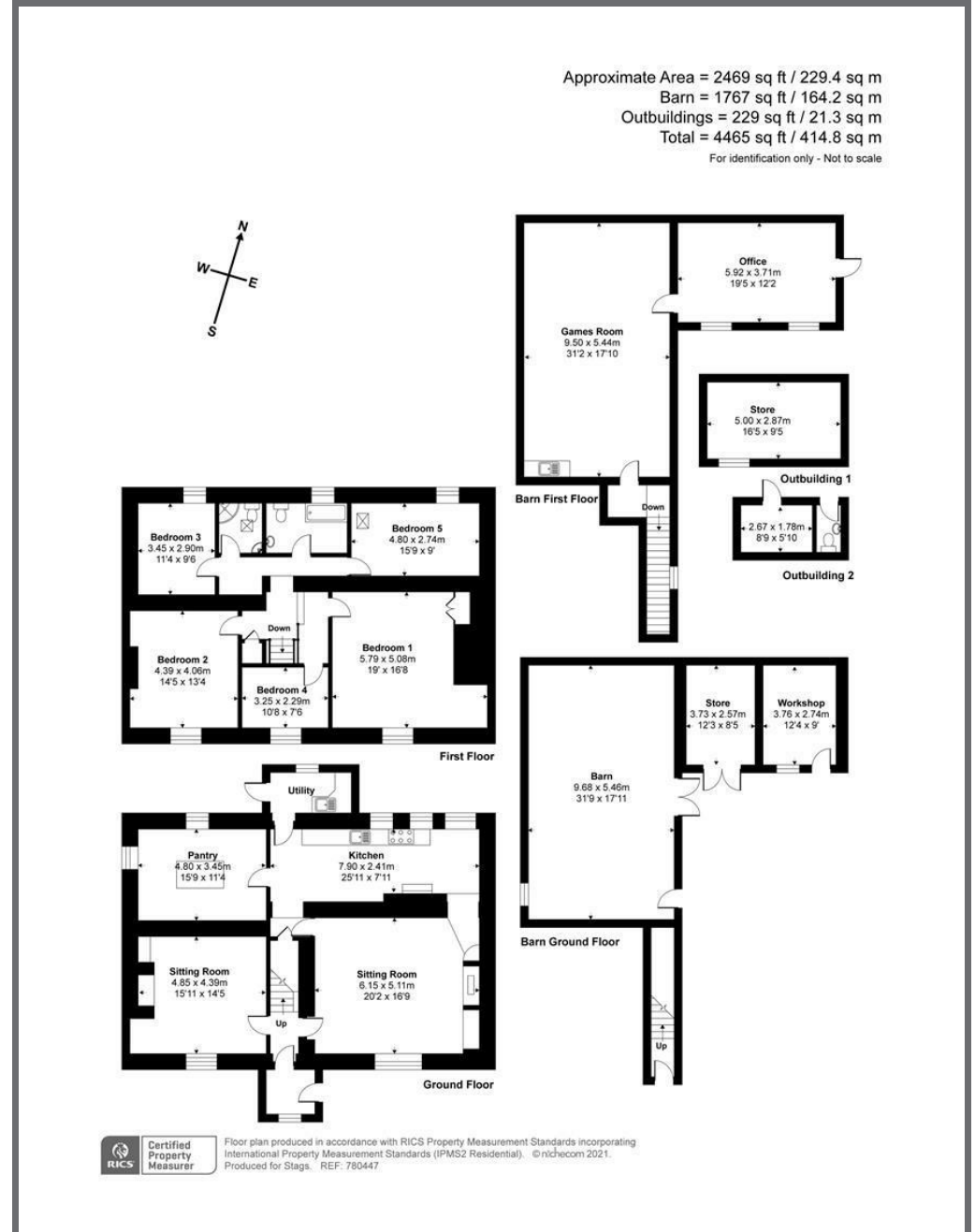
Kensey House, 18 Western
Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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