



Trewethen Farmhouse







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Trelill, Cornwall, PL30 3HX

Port Isaac 4.5 miles - Wadebridge 6.5 miles - Rock 9.5 miles

A beautifully presented four bedroom farmhouse with two self contained one bedroom annexes on the outskirts of Trelil.

- Four Bedroom Farmhouse
- Rural Hamlet Location
- Character Features
- Private Gardens
- Freehold
- Two One Bedroom Annexes
- Countryside Views
- Beautifully Renovated
- Ample Private Parking
- Council Tax Band: D

Guide Price £895,000

Stags Wadebridge

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SITUATION

The property is situated on the outskirts of Trelill, a quiet rural hamlet and is approximately 6.5 miles from Wadebridge and 6 miles from Camelford. The estuary town of Wadebridge offers a variety of shops together with primary and secondary education, cinema, numerous restaurants and sports and social clubs. The picturesque fishing villages of Port Isaac and Port Gaverne are less than 4.5 miles away. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport provides a number scheduled flights to both domestic and international destinations.

DESCRIPTION

Nestled within a peaceful rural hamlet close to Trelill, Trewethen Farmhouse is an enchanting four-bedroom period residence combining timeless character with carefully considered contemporary enhancements. Alongside the principal dwelling are two beautifully appointed one-bedroom detached annexes, offering exceptional versatility for multi-generational living, guest accommodation, holiday letting, or supplementary income potential.

THE PROPERTY

The front door opens into an entrance porch leading to an attractive open-plan living space featuring Delabole slate flooring and an inglenook fireplace with dual-fuel wood-burning stove and traditional bread oven. At the heart of the property lies a superbly fitted kitchen/dining room, thoughtfully designed to provide both practicality and style. Featuring extensive storage, integrated appliances and a range cooker, this sociable space is perfectly suited to modern family living and entertaining alike. From the kitchen is a spacious and useful utility room with fitted base units and further space for appliances. The ground floor accommodation further comprises a cosy television room.

To the first floor are four generously proportioned bedrooms, each enjoying a peaceful outlook and an abundance of natural light. The family bathroom has been beautifully finished and includes a walk-in shower, elegant roll-top bath and underfloor heating. Traditional shutters to many of the windows further enhance the property's period character.





THE ANNEXES

The two self-contained annexes, known as Sleepers Barn and Mowhay Barn, have operated successfully as year-round holiday lets in recent years and are presented to an excellent standard throughout.

Sleepers Barn, formerly incorporated within the main farmhouse, has been sympathetically converted to provide stylish one-bedroom accommodation with the added benefit of a private garden area. The open plan living area features a cylindrical log burning stove.

Mowhay Barn, positioned at the boundary of the property, offers a greater degree of privacy and enjoys characterful accommodation with exposed stonework and timber beams. The property also benefits from underfloor heating and a well-appointed en-suite shower room with contemporary fittings.

OUTSIDE

To the rear of the farmhouse is a private parking area for two vehicles with a gate leading to the rear garden. To the front of the annexes is further private parking for two vehicles. The gardens have been thoughtfully landscaped to create a series of attractive and private outdoor spaces. The main garden is mostly laid to lawn with well-stocked borders, mature shrubs and colourful perennial planting. Several seating areas take full advantage of the delightful far-reaching views across the surrounding countryside. The outside space has been carefully arranged to provide privacy and enjoyment for both the main residence and the annexes, creating individual havens within this idyllic rural setting. To the rear of Mowhay Barn is the old piggery, a stone barn currently used for storage.

SERVICES

Mains electricity. Oil fired central heating. Private drainage via a septic tank. Private water via a well. Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoors and limited in home. (Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agent, Stags - 01208 222333

DIRECTIONS

What3Words: ///begin.darts.window

Approximate Gross Internal Area 3109 sq ft - 289 sq m

Ground Floor Area 2346 sq ft – 218 sq m

First Floor Area 763 sq ft – 71 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



