

Tredivett

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Tredivett, Tregada

Launceston, Cornwall, PL15 9NA

Launceston (A30) 2.8 miles - Tavistock 12.8 miles - Exeter 44.4 miles

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An exceptional opportunity to restore and enhance a historic Cornish farmstead, combining period character, extensive traditional buildings and a wonderfully private setting with scope for a variety of future uses.

- Gardens, Orchard and Formal Lawns
- Sweeping Driveway with Stone Walled Entrance
- Stunning Grade II Listed House
- Beautiful Character Features
- Tenure: Freehold
- Fantastic Range of Outbuildings
- Peaceful yet Accessible Location
- No Near Neighbours
- Stone Barn with PP
- Council Tax Band: E

Guide Price £775,000

Stags Launceston

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@StagsProperty

SITUATION

Set amidst beautifully landscaped gardens and surrounded by the rolling Cornish countryside, the property enjoys a wonderful private rural setting, yet remains conveniently positioned for the amenities of Launceston, just 2.8 miles from the A30. The nearby village of South Petherwin along with Tre, Pol & Pen Farm Shop and Restaurant provide everyday conveniences, while Launceston offers a comprehensive range of shops, schools and leisure facilities. The stunning North Cornish coast, renowned for its sandy beaches, dramatic cliffs and coastal walks, is around 30 minutes away, with excellent road connections towards Exeter, Truro, Tavistock and Plymouth.

DESCRIPTION

An exceptional Grade II Listed farmhouse retaining a wealth of period features, including granite fireplaces, exposed beams and oak parquet flooring, all complemented by a distinctive entrance dating back to 1586. The property is accompanied by an extensive range of traditional outbuildings, including a former cider cellar, apple loft, bank barn, stable and substantial workshops, offering considerable scope for restoration and diversification. Planning approval has been granted for a two bedroom annex, providing an exciting starting point for further development. With established gardens, extensive garaging and potential for additional residential, leisure or commercial uses. The property presents a rare opportunity to create a truly individual country home. All proposed works and changes of use will be subject to the necessary planning and listed building consents.

ACCOMMODATION

The farmhouse provides four bedrooms, together with an additional office or potential fifth bedroom, and offers comfortable accommodation within a characterful historic setting. The entrance hall leads to a sitting room with an open slate fireplace, while the principal living room provides generous lounge and dining areas centred around an impressive inglenook fireplace with an oak mantel and a wood-burning stove. The kitchen and dining room features a beamed ceiling, tiled flooring, built-in window seating and a fitted Shaker-style kitchen with integrated appliances. A rear porch, utility room and cloakroom provide useful everyday facilities, with original slate flooring and shelving adding further character.

On the first floor, the bedrooms enjoy small pane windows, exposed beams, built-in storage and, in several rooms, southerly views across the gardens. The accommodation is completed by a family shower room and separate WC. While the house offers a practical basis for occupation, prospective purchasers may wish to consider sympathetic refurbishment and modernisation to enhance the accommodation and reveal its full potential, with all works subject to the appropriate consents.













OUTSIDE AND GARDENS

The grounds extend to approximately 1.92 acres and combine landscaped gardens, mature planting, orchard, woodland, sweeping driveway and extensive yard areas. Established lawns are complemented by mature Camellias and Rhododendrons, an impressive Tulip tree, Magnolia grandiflora and Wisteria adjoining the farmhouse. A spring-fed stone pond provides a focal point within the terraced garden, while the orchard contains traditional Westcountry fruit trees, including apples, cherries and Bullis plums. A Grade II Listed well in the lower garden further emphasises the historic character of the estate.

OUTBUILDINGS

The extensive range of traditional outbuildings is a defining feature of Tredivett, offering considerable scope for restoration and alternative uses. The buildings include a former cider cellar with apple loft above, now used for workshop and storage, a double garage with mezzanine storage, a two storey bank barn with threshing floor and an adjoining former stable and loft. The bank barn currently provides garaging, storage and a versatile multipurpose room, while the former stable incorporates a woodworking workshop and an upper floor hospitality room with a wood-burning stove. Planning approval has been granted for the conversion of part of the stable to a two bedroom annex, offering exciting potential for independent accommodation.

A substantial former cattle building has been converted into a steel framed workshop with electric roller shutter doors, modern lighting, workbench and sink, providing excellent space for workshop, storage or specialist business use, subject to consents. A log store and additional yard space complete the facilities. Together, these Grade II Listed buildings present an exceptional opportunity to create additional residential accommodation, leisure space or complementary commercial facilities. Any proposed works or changes of use will require a sensitive approach and the appropriate planning and listed building consents.

SERVICES

Main electricity and water. Private drainage via water treatment plant. Oil fired central heating, LPG for gas hob and wood burning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data varied availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Due to the nature of the grounds, viewings are strictly accompanied only and booked by prior appointment with the vendors' appointed agents, Stags.

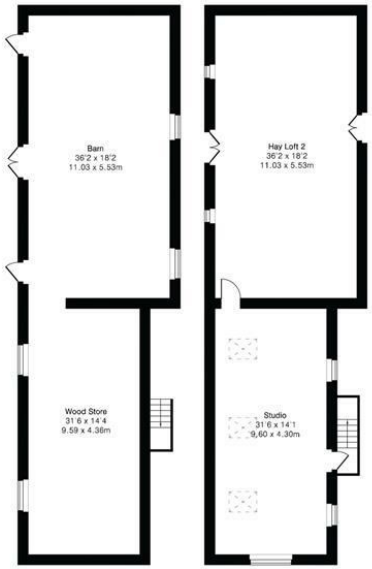
DIRECTIONS

Heading towards Callington on A388, take the 2nd exit at the roundabout signposted Plymouth/Callington. Travel approx 2 miles, then take a right hand turn signposted for South Petherwin. Follow the road round to the right and take the first right hand turning. Follow the lane to the end where you will see access to the property on the right hand side.
What3words.com - ///tasteful.duck.zips

Approximate Gross Internal Area 3937 sq ft - 366 sq m
(Excluding Outbuilding)
Ground Floor Area 2099 sq ft – 195 sq m
First Floor Area 1838 sq ft – 171 sq m
Outbuilding Area 2251 sq ft – 209 sq m

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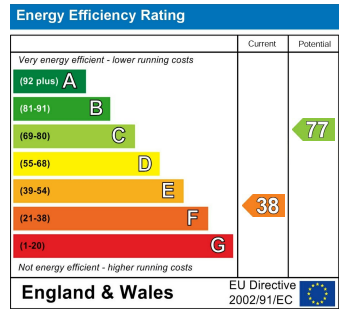




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.










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