



NORTH TREGEARE FARM

Tresmeer, near Launceston, Cornwall



A TRADITIONAL LISTED FARMHOUSE OF CONSIDERABLE CHARACTER AND CHARM, WITH A SEPARATE CONVERTED BARN

Set in a beautifully peaceful and private rural setting and with extensive gardens and grounds

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Bedroom/shower room site

First Floor: Three bedrooms | Bathroom

The Barn: Open plan sitting/dining room | Kitchen | Shower room | Two bedrooms | Bathroom

Outside: Cart shed | Outbuildings | Extensive gardens, grounds and pasture paddocks

In all about 19.62 acres (7.94 hectares)

Distances: Launceston 8 miles, Bude 14 miles, Padstow 28 miles, A30 6 miles

(All distances are approximate)

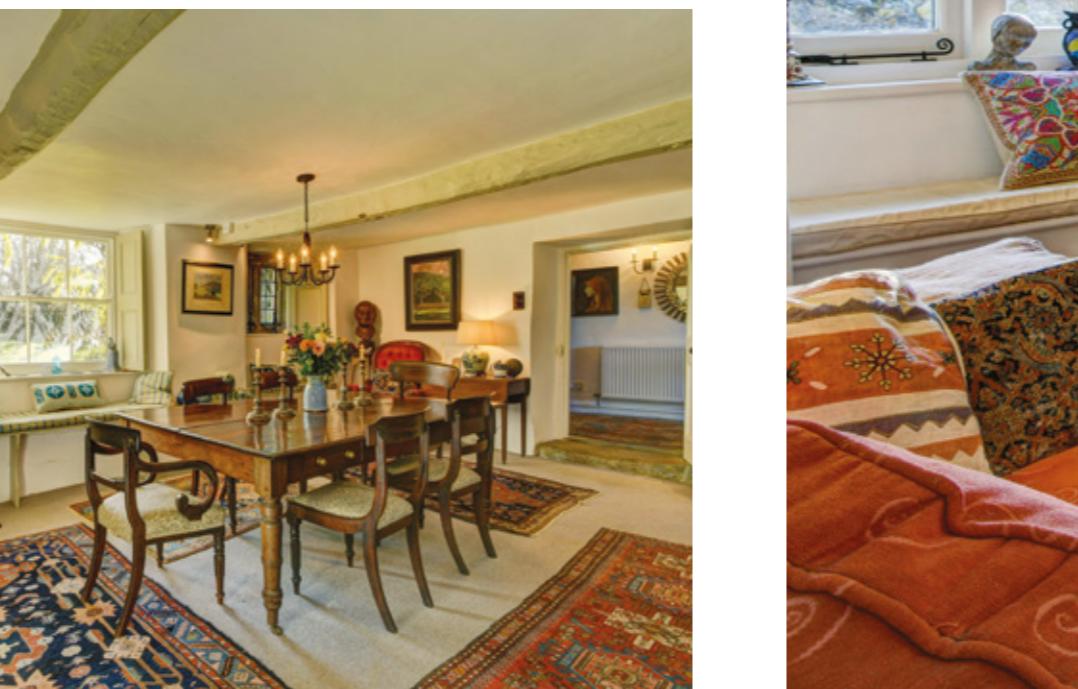
SITUATION

North Tregeare is situated in the heart of the beautiful, unspoiled, rolling countryside of North East Cornwall with magnificent views of Dartmoor, to the north of the small hamlet of Tresmeer and about 8 miles to the northwest of Launceston.

Tresmeer has a village hall whilst the nearby villages of Warbstow, about 2 miles away, and Egloskerry, about 3.5 miles, have primary schools. Launceston, known as the 'gateway to Cornwall' is an attractive town known for it's castle and selection of independent shops, cafés and restaurants. There is a supermarket, M&S food hall, leisure centre, doctor's and dentist's, vet's surgery, secondary school and Golf Club. There is a private schools in Launceston, St Joseph's and Mount Kelly School and prep school, at Tavistock, about 23 miles away.

North Tregeare benefits from having very easy access to the spectacular North Cornish coast nearby, including Bude with it's three safe, sandy beaches and many opportunities for surfing and other leisure activities, as well as a comprehensive range of shopping and schooling facilities. This is a stunning coastline providing fabulous coastal walking along the South West Coast Path and a plethora of beaches, coves and rocky cliffs, including such well known spots as Widemouth Bay, Crackington Haven, Boscastle, Tintagel and Port Isaac, all within easy reach. A little further to the south west is the glorious Camel Estuary with it's sandy beaches and Padstow and Rock to ether side. Inland, a few miles to the south west, is beautiful, rugged Bodmin Moor and the western edge of Dartmoor National Park is just over 20 miles away.

There is quick access to the A30 leading west to Penzance, with connection to the city of Truro, and east, via Launceston and Okehampton, to the university and cathedral city of Exeter, where there is access onto the M5 motorway, an airport and stations with mainline connections to London (Paddington and Waterloo).



THE PROPERTY

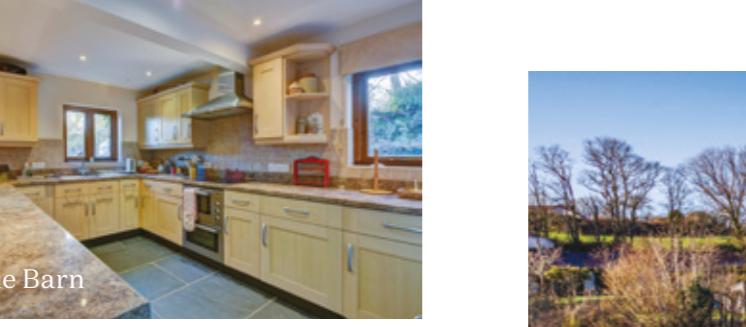
North Tregeare is an attractive south-facing traditional Cornish farmhouse in an unspoiled, peaceful and private setting, at the end of a long no through lane, amidst beautiful rolling farmland.

The house is well presented and of considerable character and charm, blending the comforts of modern living with it's period features, and is Listed as being of architectural or historical interest, Grade II, described as 'c late 16th or early 17th century, possibly with earlier origins'.

The stone arched door into the porch, within the two storey projecting gable, leads into the cross passage hall with a sitting room with a stone fireplace and woodburner to one side and dining room with AGA to the other, both with exposed beams and an ancient mullioned window. There is also a utility room and a large traditional walk-in pantry. Off the dining room is the fully fitted kitchen/breakfast room with electric Aga and with French doors to the gardens.

There is a bedroom/shower room suite on the ground floor and the landing with fitted bookcases and three further bedrooms and bathroom with stone mullioned window on the first floor.





To the rear of the farmhouse is a separate, self-contained converted barn featuring an open fire and exposed roof timbers. The barn includes a fitted kitchen, two bedrooms, and a WC with wash basin off the main bedroom, as well as two fully fitted shower rooms. Underfloor heating runs throughout the barn.

Adjoining the barn there is a workshop suitable for office or gym and also a lock up garage and cart shed with parking for four cars. The kitchen garden contains a large wooden greenhouse and slate covered shed and outdoor storage area. In the garden there are seating areas for different times of the day and year.

In the grounds here is a magnificent collection of roses, a spring glade with stone circle and a sunken primrose lane leading to the woodland wetland wildlife area.

There is an airstrip in the large field for use by a light aircraft with storage in the hay barn for the plane.



Adjoining the grounds to the south is a narrow pasture paddock and wooded area and to the north east a large and essentially level pasture paddock.

PROPERTY INFORMATION

Tenure: Freehold

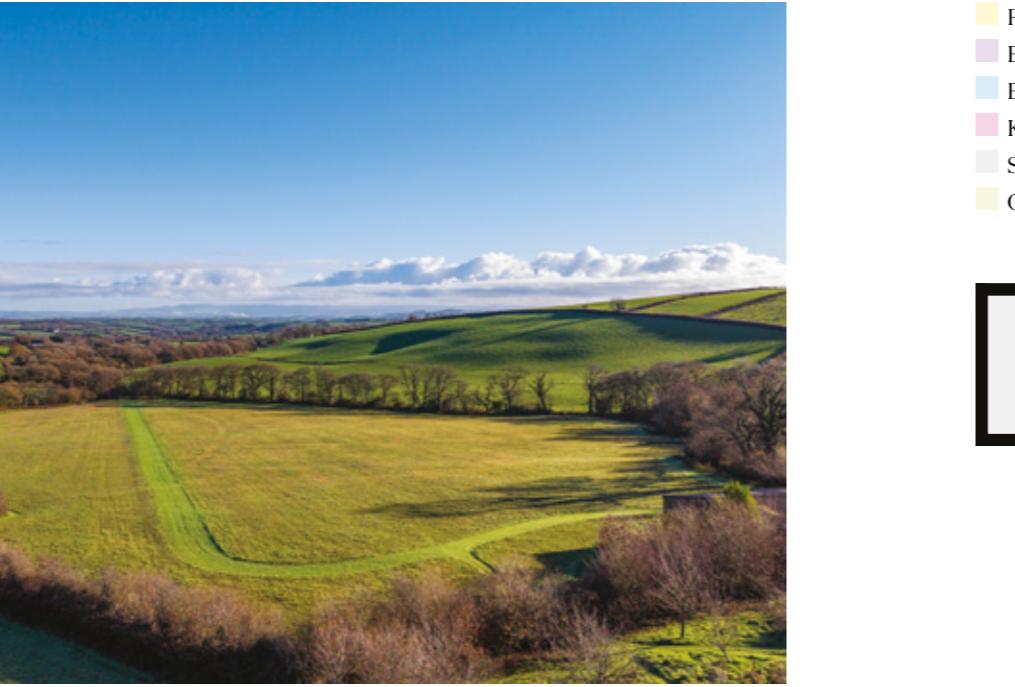
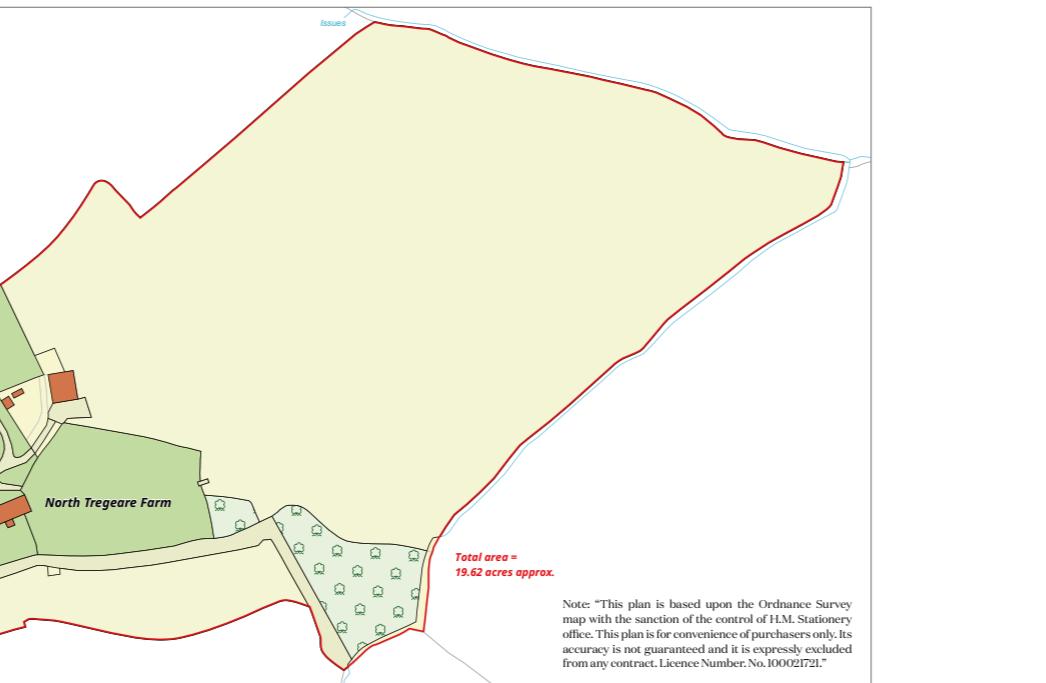
Services: Mains water and electricity and oil central heating. Two AGA's. Private drainage (two septic tanks with soakaways).

Local Authority: Cornwall Council: 01208 262800

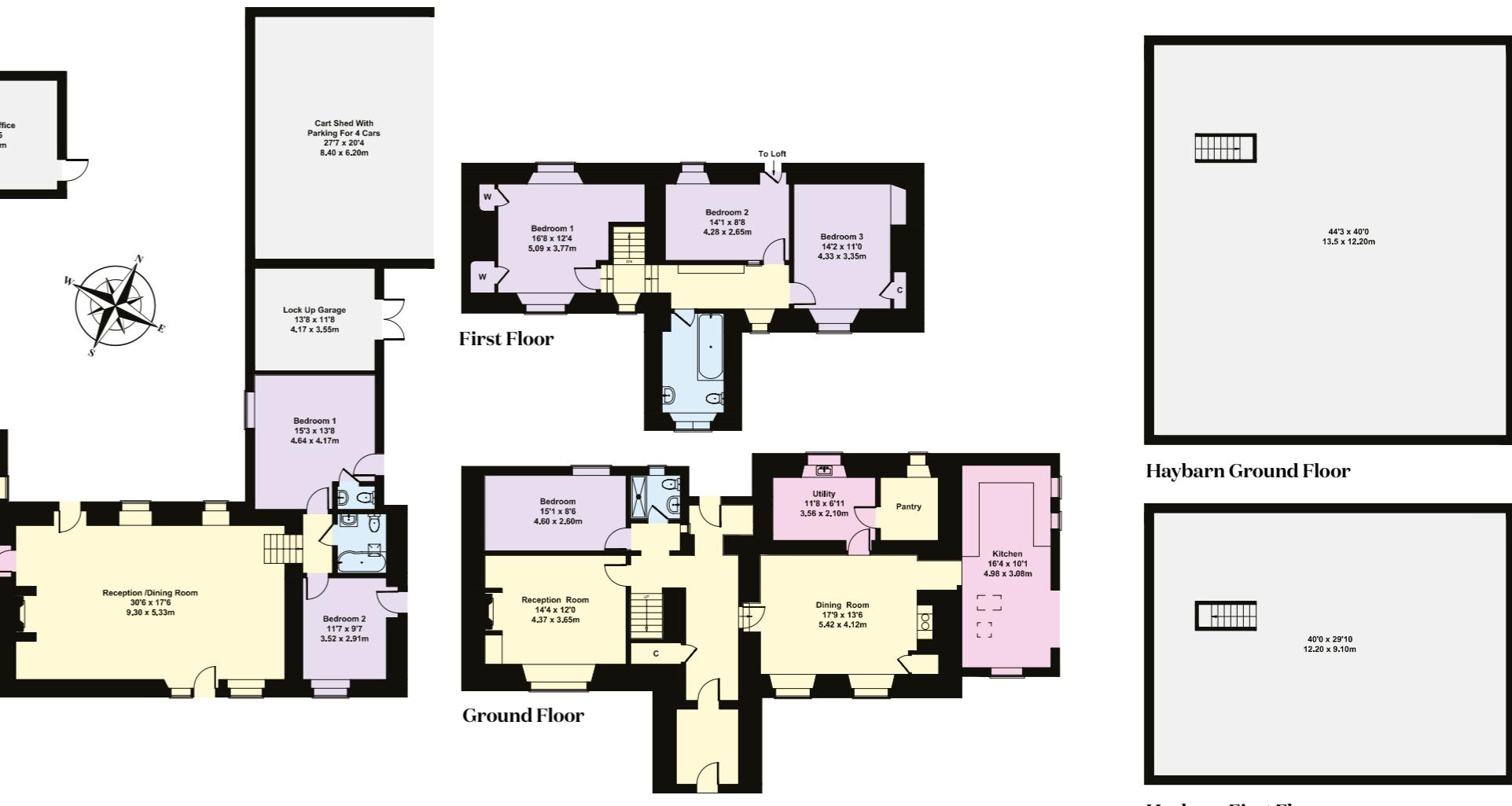
Council Tax: Band E

EPC: E

Directions: PL15 8QX | What3words: //garlic.myth.startles



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
6846 sq ft / 636 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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