

Treleath

Sherwell, Callington, Cornwall







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Sherwell, Callington, Cornwall, PL17

Treleath is an exceptional (6400+sq. ft) home positioned on a gentle hillside affording superb rural views. Significantly extended by the owners, the property is a fantastic lifestyle opportunity with immense flexibility with potential for B&B, multi-generational living or simply a large family home.

Callington is 3 miles, Gunnislake 3.5 miles (with railway station), Plymouth 17 miles
(All distances are approximate)

5 Bedrooms 3 with en-suite bathroom | 3 spacious reception rooms

6 acres of garden, ground and parking | Potential annexe currently used as a gym/pool room
Indoor swimming pool | 15 acre paddock

**Approximate Gross Internal Area:
595.8 sq ft (6414 sq m) (Excludes Voids)**



Exeter

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Treleath

Treleath is a fabulous and impressive, spacious family home that enjoys outstanding and uninterrupted panoramic views out across the countryside towards Dartmoor and Bodmin Moor in the far distance. The property has been significantly extended and improved in recent years and now provides a fantastic home for entertaining or multi-generational living and offers B&B potential. The property extends to about 6 acres of gardens and grounds surrounding the house with a further 9 acres of paddock that is located just below the gardens and grounds.

From the entrance hall steps rise up to a glazed inner hall which provides access through to the first of three reception rooms. French doors open up to a patio offering superb views. Inner doors open into a dining room with its own doors to a patio to the side of the house. A third reception room is of dual aspect design allowing ample light and views.

Towards the rear of the house is the kitchen with a range of matching timber cabinetry, built in Miele oven, stainless steel sink, integral dishwasher, fridge freezer and microwave. There is also a matching breakfast bar with room for a small table and chairs. There is a useful adjoining utility room. Doors from the kitchen lead out to a large triple aspect breakfast room which overlooks the rear garden.



Upstairs there are 5 bedrooms and a large family bathroom. The three double bedrooms all have en-suite shower rooms and the generous master bedroom also features a south facing balcony which overlooks the gardens to the side of the house.

From the breakfast room downstairs a door leads through to the pool house. Fully glazed with floor to ceiling windows and with a vaulted ceiling this is a very impressive addition to the house. A heated pool with inset hot tub is of good size and surprisingly deep for a residential swimming pool. The pool house contains a kitchen/bar area, shower room and a steam room. French doors open out to a patio which surrounds the building.

To the opposite side of the house is a ground floor adjoining games room or annexe. Currently housing a pool table and gym equipment, the open plan space has a kitchenette under a vaulted ceiling with skylights. There is an adjoining shower room. This could easily be used as an independent living space for a family member or as guest accommodation.

The property sits in an elevated position with two large parking areas, one to the front of the property and one to the side, both with their own access from the lane. The approximately 6 acres of grounds around the property are beautifully maintained as an almost park-like lawned garden. Various mature trees and plants are placed around

the grounds, an area of which was previously used as a small personal pitch and putt course.

To the rear of the house and pool complex is an attractive patio area with a landscaped waterfall and pond. There are additional patio areas around the pool complex offering stunning views of the surrounding countryside. There is a ground level trampoline beside the pool house as well.

There are a number of outbuildings around the property and a double garage with electric doors.



Lot 2

At the end of the lane the property also has ownership of a large paddock with a small copse and stream totalling approximately 9 acres. This would be ideal for equestrian use or similar.

Location – East Cornwall

Horse riding is accessible via bridleways and country lanes in the area. The South West Coast Path also offers scenic walking and further walking and riding are available on Bodmin Moor and Dartmoor.

Sailing is available on the River Tamar with further opportunities at Siblyback Lake, Roadford Lake, Looe, Fowey, Plymouth, Newton Ferrers, Salcombe, Dartmouth and various other harbours along the south coast. There are a delightful range of beaches on both north and south coasts and fishing locations are available throughout Devon and Cornwall.

Golf courses can be found at Tavistock, Hurdwick, Yelverton, Launceston, Okehampton and St Mellion International Resort set in 450 acres, which has two championship golf courses, spa and health club.

The A30 (dual carriageway) from Launceston and the A38 from Plymouth provides easy access to Exeter and the M5 motorway.

Regular intercity services operate from Exeter and Plymouth to London (Paddington) and via Salisbury to London (Waterloo).

Ferry services operate from Plymouth to northern France and northern Spain.

Exeter International Airport provides flights to the Isles of Scilly, Channel Islands, Ireland, Scotland and a number of continental destinations. Newquay Airport offers flights to London Stansted plus other destinations.

Directions (PL17 8HY)

From Tavistock follow the A390 towards Callington and Liskeard, crossing the River Tamar at Gunnislake. Follow this road passing through St. Annes Chapel. After approximately 2 miles turn right onto the B3257 signposted Launceston and Kelly Bray. After a short distance take the next right-hand turn and after about half-a-mile take the first left turn, marked as a no through road. Treleath is the second property on the right and the entrance for parking is just after the house on the right.

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall TR1 3AY. Tel: 0300 1234 100.

Teignbridge District Council
www.teignbridge.gov.uk Tel: 01626 361101

Services

Mains water, septic tank, electricity and drainage. Photovoltaic panels. Oil central heating. There is extensive underfloor heating throughout the pool house, ground floor and bathrooms.

EPC rating

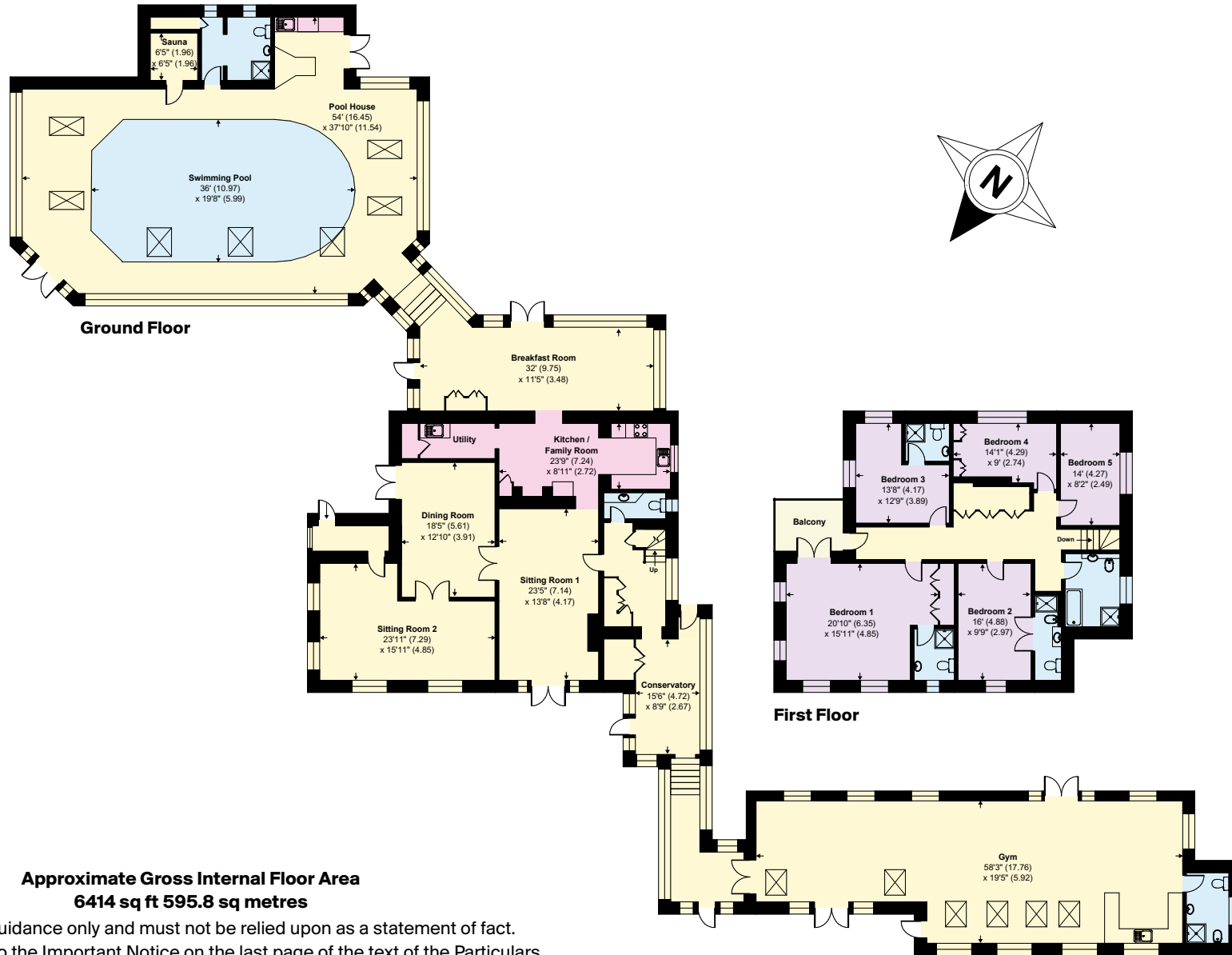
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Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.



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



Approximate Gross Internal Floor Area
6414 sq ft 595.8 sq metres

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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