

# TREGONINNY FARM

TRESILLIAN • TRURO • CORNWALL



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Truro about 3.2 miles • Falmouth about 14.1 miles • Newquay Airport about 19.6 miles  
(Distances are approximate)

*Secluded farm with income potential*

6 bedroom farmhouse

Additional 5 bedroom B&B complex

3 bedroom holiday cottage

Stunning views

Productive & level arable and further pasture land

Broadleaf & coniferous woodland

**In all about 192.54 acres**



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## SITUATION

Tregoninny is located in a delightful rural location about 3 miles from Truro City Centre and close to the well known creek side village of Tresillian. From the farmhouse and buildings there are superb views over the surrounding countryside with occasional glimpses of the Tresillian River which flows into the Carrick Roads giving access to some of the best day sailing waters in the United Kingdom. The renowned beaches of the Roseland Peninsula are in easy reach as is the town of St Mawes. A few miles to the north are the surfing beaches of the North Cornish Coast.

Tresillian offers a good range of amenities including church, pub and Post Office, whilst Truro offers a full range amenities and facilities expected of a county capital and Cathedral City.

Primary and secondary schooling is available at Truro as well as three independent schools. Truro and Penwith College has an excellent reputation and offers the International Baccalaureate.

Communication links are good with direct access from the A390 leading to Liskeard and ultimately Plymouth whilst the A39 provides access to the A30 at Carland Cross linking to the M5 motorway at Exeter. Truro provides a main line rail service to London Paddington whilst Newquay Airport provides flights to London Stansted and international destinations. Exeter Airport provides a daily shuttle flight to London City Airport.

## DESCRIPTION

Situated in an elevated and unspoilt position the farmhouse is approached over a meandering woodland drive. The house was significantly enlarged by the previous owners and the current owners have carried out an extensive set of renovations making the house a delightful, spacious family home or alternatively a very adaptable commercial opportunity.

The drive leads to a large courtyard parking area to the rear of the house.

**Hallway** with terracotta ceramic tiled floor, French doors leading out to paved terrace south and door to:

**Cloak Room** with WC and wash hand basin, door to the right leads to:

**Large Galleried Dining Hall** with 6 French windows to the south elevation opening to the adjoining conservatory. This large dining hall has a fireplace with wood burning stove and the French doors lead out to the:







**Conservatory** a magnificent area with large wood burning stove, slate floor and French doors to the terrace.

**Kitchen** with cream, 4 oven AGA, terracotta tiled floor, wooden base units with granite work surfaces, centre island and steel sink. At one end there is a dining area under a glazed extension with French doors opening to the terrace. Door from the kitchen leads to the:

**Utility Room** fully fitted with wall and base units with granite work top over, double stainless steel sink and drainer. Plumbed for washing machine and houses the oil fired central heating boiler which is a Warm Flow. Door to terrace.

Door from the Kitchen leads to the inner hall with plenty of integral storage space. Door off to the left leads to:

**Bathroom** with panelled Heritage suite of bath, WC and hand basin and shower cubicle fully tiled with Aqualisa electric shower. Door from the inner hall to the:

**Sitting Room** with stone fireplace and Jetmaster fire. Door opening to terrace, inbuilt shelving.

**Bedroom 1** twin bedroom overlooking rear courtyard.

**Bedroom 2** or equally suitable for use as a study.

**Staircase Hallway**, with under stair cupboard, doors to the courtyard and wide staircase rising to the first floor landing with door to:

**Bedroom 3** double room overlooking drive and courtyard.

**Bedroom 4** master bedroom, light south facing room with 3 windows looking south over the farm and countryside with inbuilt shelving and exposed beams. **En-suite shower room** with electric shower, WC and hand basin.

From the upstairs landing door to the right to:

**Bedroom 5** double bedroom overlooking rear courtyard.

**Bedroom 6** further double bedroom facing south with glimpses of the Fal Estuary in the distance.

**Bathroom 2** tiled floor, Heritage suite of hand basin, WC and double ended tiled bath with Mira shower over.

**Games room / bedroom 7** a large, dual aspect room with long distance views to Fal Estuary, exposed beams and door to exterior granite staircase that leads down to the courtyard.

Large flag stoned terrace lies directly to the south of the house with steps leading down to the lawn.

Adjoining the main house but with separate access is the Guest Accommodation.

**Guest bedroom 1** exposed timbers, full length glazed windows, substantial internal wardrobe, en suite bathroom with internal cupboard, panelled bath, WC, basin and shower plus additional after shower drier.

**Guest bedroom 2** substantial double bedroom with internal wardrobe, exposed rafters and en suite bathroom with bath, WC and wash basin.

## B&B COMPLEX AND HOLIDAY COTTAGE

The complex was converted from a traditional stone farm building and provides attractive and flexible accommodation over two floors. The ground floor comprises a number of en suite guest rooms, each with individual entrances but also with interconnecting doors:

**Bedroom 1** single bedroom, internal wardrobes, **en suite bathroom** with panelled bath, WC, wash basin and shower.

**Bedroom 2** double bedroom, internal wardrobe.

**Bathroom** pedestal wash basin, WC and panelled bath.

**Living Room** with floor to ceiling glazed wall and door, fireplace with decorative slate hearth, mantle piece and wood burner.

**Bathroom** with WC, shower, wash basin and panelled bath.

**Bedroom 3** double bedroom.

To the western end of this building are 2 large double garages with wooden doors and concrete floor.

Located on the first floor is a holiday cottage, accessed from the rear of the building via substantial stone steps, the cottage comprises:

**Living Room** with exposed beams, wood burner and decorative slate hearth.

**Kitchen** a fully equipped kitchen with wall and base units, roll top work surfaces, plumbing for white goods, exposed beams and 4 ring double oven with extractor hood.

**Bedroom 1** double with exposed timbers and **en suite bathroom** with panelled bath, WC, wash basin and shower.

**Hall** cupboard with oil fired boiler.

**Bedroom 2** small single.

**Bathroom** with pedestal wash basin, WC and panelled bath with shower.

**Bedroom 3** double with exposed roof timbers.

Located in the east of the courtyard is the old piggery; a small stone built traditional building

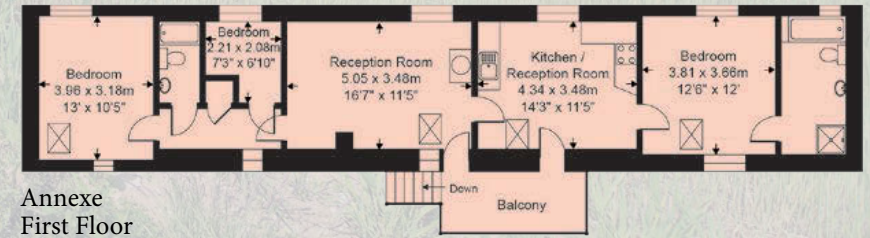
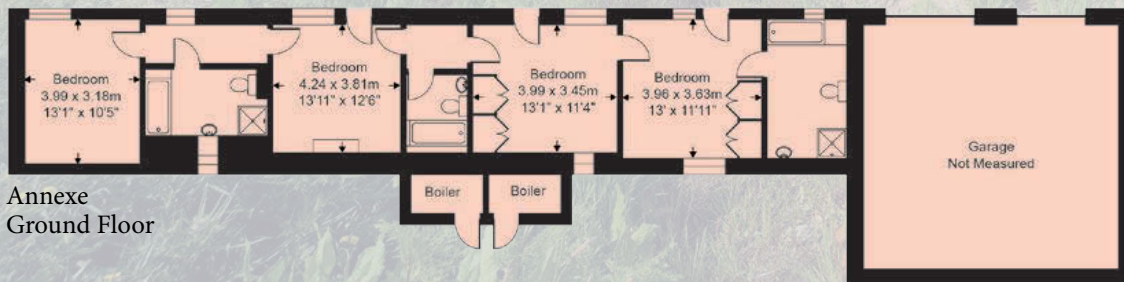
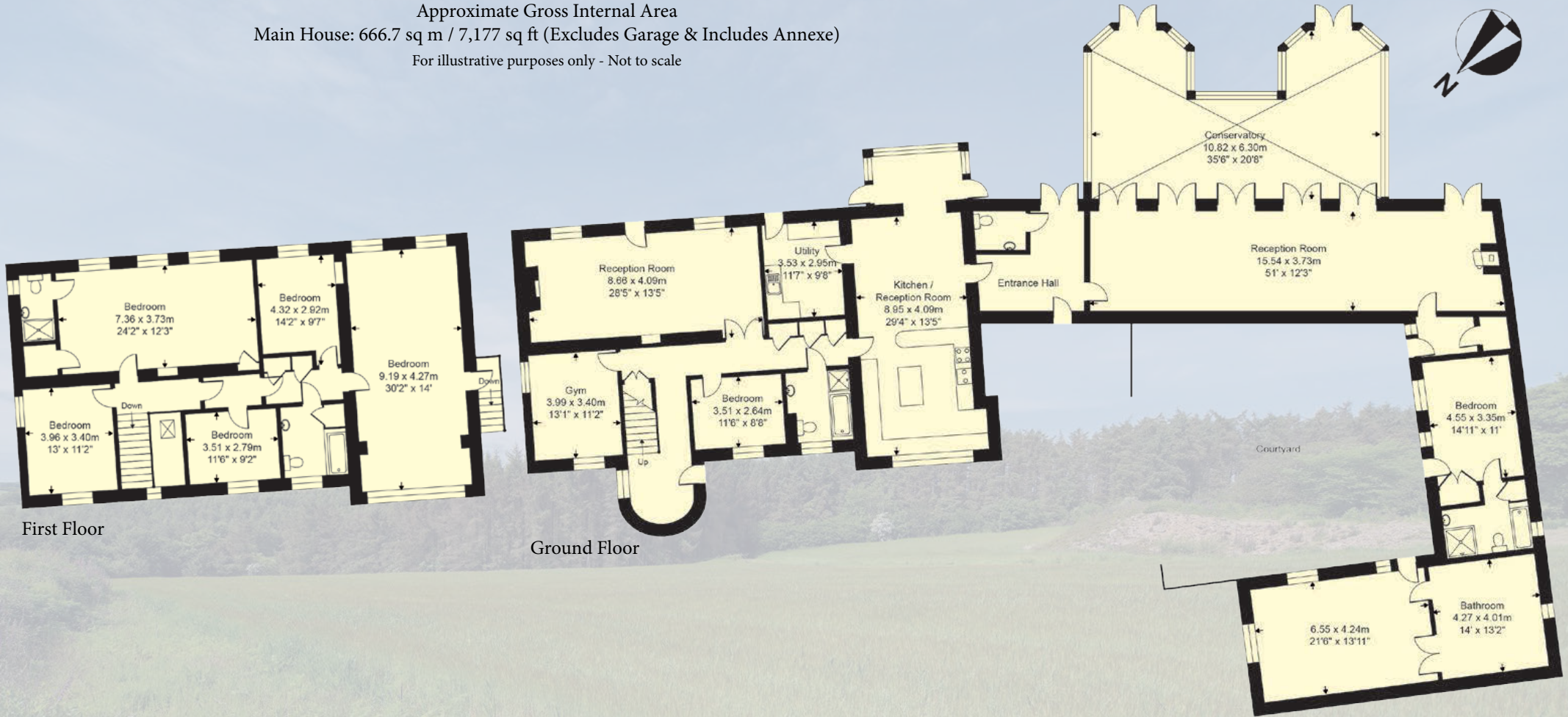








Approximate Gross Internal Area  
 Main House: 666.7 sq m / 7,177 sq ft (Excludes Garage & Includes Annexe)  
 For illustrative purposes only - Not to scale







## MODERN FARM BUILDINGS

To the west of the main courtyard there are two modern agricultural buildings. The clear span building has been erected in the relatively recent past, is in a good state of repair and would be ideally suited to a variety of uses. The earlier cattle shed is somewhat dilapidated but provides useful footprint for alternative uses or, with renovation, would be a useful livestock building.

BUILDING	DESCRIPTION	SIZE
Clear span building	BPMS roof, steel frame, part block walling part wooden slats, part concrete part, earth floor.	24.29m x 11.86m
Cattle shed	Part fibre cement roof, part CGI roof, part block walling part wooden slats, wooden trusses over block walling pillars, part concrete part, earth flooring.	24.95m x 17.87m

## GARDENS AND GROUNDS

Immediately to the front of Tregonniny and running the length of the property is a south facing, stone terrace with steps and ramp leading down to extensive terraced lawns together with a pond, partly bordered by attractive stone walls. The garden, particularly given the mild climate, offers potential to establish a garden of some merit.

Surrounding the property are a number of paddocks laid to permanent pasture with substantial partly stoned walling and mature hedge banks ideally suited to equestrian or smallholding use.

## THE LAND

The land at Tregonniny comprises a varied mix of approximately 95 acres of productive arable and pastureland, steeper permanent grassland; rich in wildlife and approximately 90 acres of mixed woodland.

The soil comprises a silty loam and given the mild climate the arable land would readily lend itself to vegetable and bulb growing. The less productive steeper land provides livestock grazing or would be suitable for equestrian use. To the west of the main holding is a former stone quarry which has been partially landscaped to create a pond. Further work is required here to finish the project but much of the work has been done.

The woodland which comprises both commercial stands of timber as well as traditional deciduous woodland is located in an arc on the sides of the hill on which the farm sits. The woodland provides sporting interest as well as potential for a variety of diversified income streams, subject to the usual planning process.



## GENERAL REMARKS AND STIPULATIONS

### Services

Mains electric and water, private drainage, oil fired central heating.

Council Tax: Band D

### Footpaths, Wayleaves and Easements

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

### Local Authority

Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY

### Shooting Rights

The shooting rights are in hand and included in the sale as far as they are owned.

### Holdover

The vendors will retain a right of holdover to harvest the combinable crops.

### Value Added Tax

Any guide price quoted or discussed are exclusive of VAT. In the event of a sale of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be payable in addition to the purchase price.

### Basic Payment Scheme (BPS)

The BPS has been claimed for 2015. The entitlements will be included in the sale and best endeavours will be made by the vendor to transfer the relevant entitlements following the successful completion of the sale.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

### Directions (TR2 4AR)

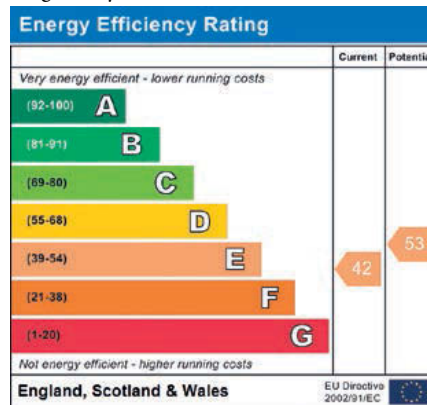
From Truro proceed out of town towards Tresillian/Probus on the A390. Approximately halfway between Truro and Tresillian entrance will be found on the left hand side as indicated by the large sign. Proceed up the drive.

### Viewings

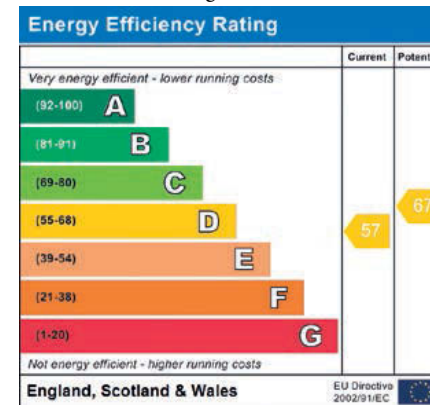
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



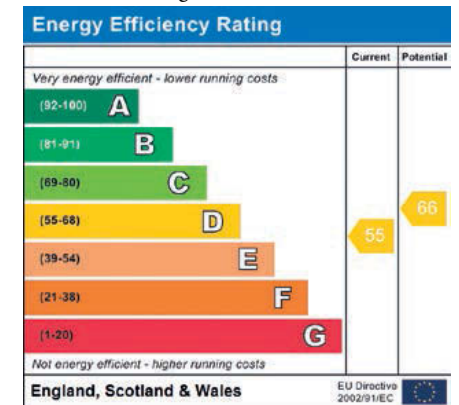
Tregoninny



Ground Floor Cottage



First Floor Cottage



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