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# Trevigro Farmhouse

Trevigro, Callington, Cornwall PL17 7JS



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£525,000

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- Detached period house in tranquil hamlet setting
- Character accommodation with five bedrooms and two bathrooms (one en-suite)
- Six ground floor rooms and shower room
- Garage/workshop, store sheds and three greenhouses
- Gardens, chicken run and paddock in all approximately 2 acres
- Possibility to purchase further adjoining land and stables by separate negotiation

Ref: CA0005244

## SITUATION

The front of the property enjoys a southerly aspect with lawn garden on the west side setting the house back from the road through the hamlet which comprises just a handful of properties in a peaceful area with the hamlet being some 2 miles west of Callington and a similar distance from the Callington to Liskeard A390 road. The hamlet of Trevigro is set above the Lynher Valley with open views westerly over the valley to woodland and farmland beyond. Within some 10 - 12 miles are the major town's of Tavistock, Launceston, Liskeard and Saltash whilst the city of Plymouth, the major retail centre for the area together with cross channel ferry service is some 15 miles south of Callington.

## DESCRIPTION

Trevigro Farmhouse dates back in part to the 17th Century and is a lovely home exhibiting some period and character features including slate floors and open fireplaces having some double glazing, oil fired central heating in addition to an oil fired Rayburn cooker/heater which also supplies the domestic hot water and the main living room has a Franco Belge multi fuel stove in the open fireplace. The comfortable accommodation has a degree of flexibility with the ground floor rooms ideal for office, study or reception purposes or equally could provide an additional ground floor bedroom if required and the layout will no doubt suit a variety of purchasers.

## ACCOMMODATION

From the road a drive extends alongside the property where there is a detached garage/workshop with access off to both the front and side of the property and whilst there is a traditional **Front Porch** the more frequent entrance is via the side **Boot/Utility Room**. This room has plenty of cupboard space, airing rack, deep white glazed sink, room for appliances and also contains the oil fired boiler. The main living area is a semi-open plan split level **Kitchen/Living Room** with slate flooring and open fireplace with the multi fuel Franco Belge fire. The kitchen area has a range of Pine units with white glazed sink having slate worktops and fireplace recess with fitted oil fire Rayburn cooker/heater with back boiler for the domestic hot water. The property features two staircases, the main one with door off from the living room and a further door leads to the **Sitting Room** also with slate flooring and superb open fireplace with granite lintel. This room has a door to the seldom used front porch with inner door to **Sewing Room/Study** again with slate flooring, open beamed ceiling and having a **Shower Room/W.C.** off. There is a room used as an **Office** which could be a dining room and connects to a **Dairy** with slate shelves together with various wooden shelves and as is traditional with the old dairy's this room has a north facing window.

The first floor offers **Five Bedrooms**, four of which are extremely well proportioned double rooms with the smallest bedroom being some 13' 5" x 8' 2" (4.08m x 2.48m) with slay ceiling and some exposed timbers. The principal bedroom is some 17' 5" x 14' 5" (5.30m x 4.39m) having built-in wardrobes and **En-Suite Bathroom**. The **Family Bathroom** features a roll top bath with ball and claw feet with separate shower cubicle together with basin, W.C. and built-in cupboards.

## OUTSIDE

A gated driveway provides off road parking and leads to a detached **Garage/Workshop 25' 11" x 12' 10" (7.89m x 3.91m)** having electric connected and at the rear of the garage is an **Outside W.C.** There is a lawn garden between the dwelling and the road with some mature trees, shrubs, etc. with the main garden lying to the rear of the dwelling with fairly well screened vegetable section having **Greenhouses** and **Sheds** both from where there are views over the surrounding countryside. On the opposite side of the road there is a further garden, **Chicken Run** and **Paddock** which also has vehicular access and can provide additional parking, this area extends to approximately 1.5 acres, with the property as a whole extending to approximately 2 acres.

Adjoining the paddock but under separate ownership is a small equestrian yard comprising **Stables** and grazing **Land** in all approximately 2.4 acres and this may be available by separate negotiation if required.

**NOTE:** the property is offered for sale with an early date for vacant possession to suit a purchaser.

## SERVICES

Mains electricity. Private water supply and drainage.

## COUNCIL TAX BAND

C

## EE RATING

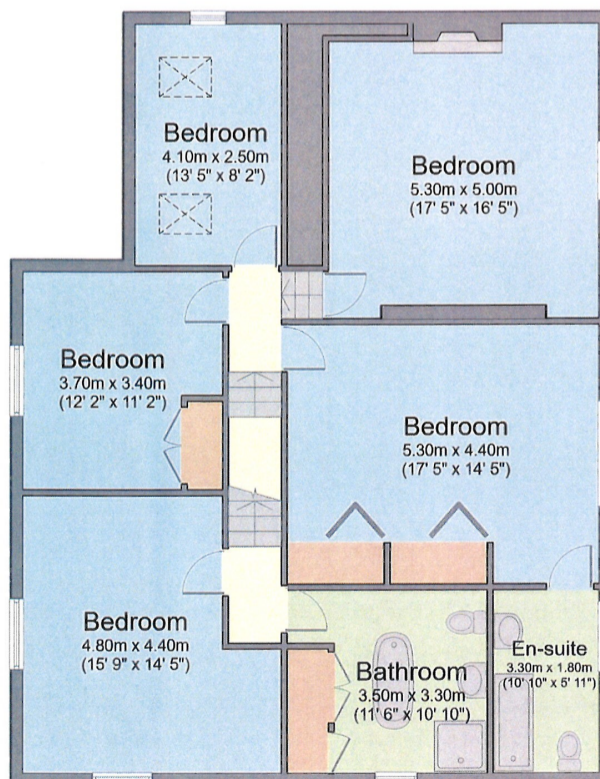
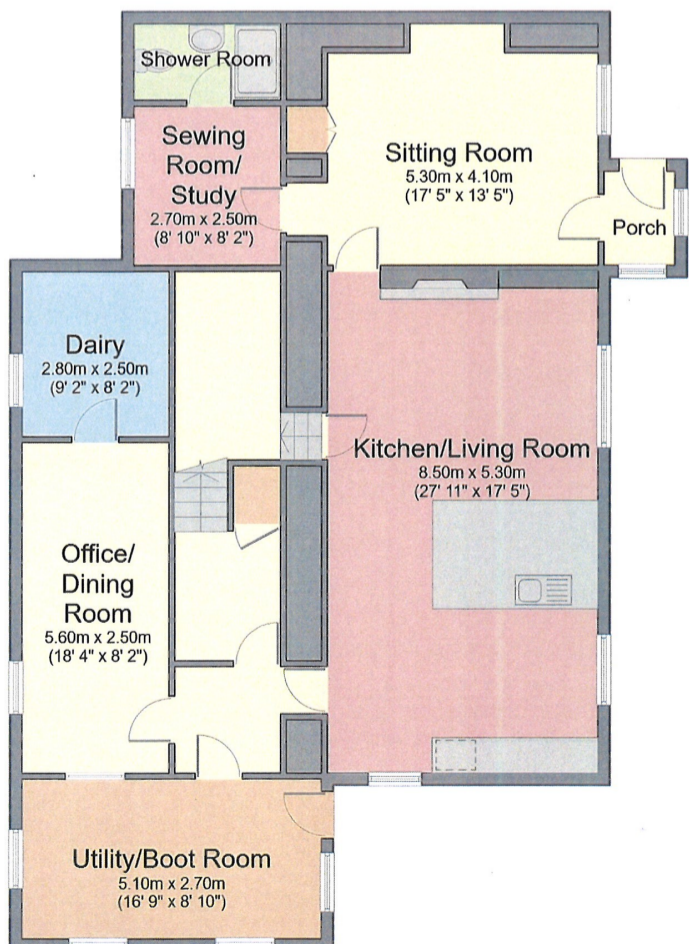
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## TENURE

Freehold

## DIRECTIONS

There are various routes in which to reach Trevigro, perhaps the easiest initially is to proceed from Callington past the Health Centre on Haye Road and continue on this road which will lead to Trevigro. On entering the hamlet follow the road around to the right where the property will be found after roughly 100 yards on the right hand side.



## FLOOR PLAN

(Floor plan for identification purposes only, not to scale)

**VIEWINGS** Please ring **01579 384 321** to view this property **and** check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE [www.kivells.com](http://www.kivells.com).

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