

TREFANNY HILL & NORTH MUCHLARNICK OLD FARMHOUSE

DULOE • LISKEARD • CORNWALL



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TREFANNY HILL & NORTH MUCHLARNICK OLD FARMHOUSE

DULOE • LISKEARD • CORNWALL

The majority part of a South Cornish hamlet with an income stream and a farmhouse and barns with planning permission up the valley

Trefanny Hill (Lot 1)

Four adjoining cottages consisting of 2 x one bed and 2 x two bed cottages.

Five adjoining cottages consisting of 2 x three bed, 1 x two bed and 2 x one bed cottages.

One of these cottages is Grade II listed.

Two adjoining cottages consisting of a three bed cottage and a two bed cottage.

Two adjoining cottages consisting of a two bed cottage and a one bed cottage.

Two adjoining cottages consisting of a one bed cottage and a two bed cottage.

Tennis court • Outdoor swimming pool • Estate office (with planning permission for 4 bed dwelling)

The Inn • Other outbuildings including games room

In all about 13.97 acres

North Muchlarnick Old Farmhouse (Lot 2)

Kitchen • Lounge • Dining room • 4 bedrooms • 2 bathrooms • Grade II listed

3 existing original barns, each with planning permission to convert into domestic dwellings.

Gross internal area (approx): Farmhouse: 1,311 sq ft (121.8 sq m)

In all about 1.86 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice on the last page of the text.

South Cornwall

Trefanny Hill and North Muchlarnick are situated in a rural location, approximately 5 miles distant from the South Cornish coast and, more particularly, the well-known fishing and holiday resort of Looe and the picturesque village of Polperro.

The properties are within easy driving distance of the market town of Liskeard, which is regarded as the administrative centre of South East Cornwall and the city of Plymouth, the principal retail centre to the west of Exeter and being approximately 30 miles distant via the Tamar Bridge.

Communications

Road. The A30 is dual carriageway and the A38 from Liskeard or Saltash provides easy access to Plymouth and Exeter to the east and Truro to the west.

Rail. There is regular Intercity services operating from Penzance to London (Paddington) stopping at the main railway link at Liskeard. There is a branch line service between Looe to Liskeard.

Channel Crossings. Brittany Ferries operate from Plymouth to northern France and northern Spain.

Air. Newquay Airport offers flights to London Gatwick and other numerous destinations. Exeter airport to the east provides flights to the Channel Islands, Ireland, Scotland and a number of continental destinations.

Recreation

Water Sports. Sailing is available at Siblyback Lake, Looe and Fowey and various other destinations along the South Cornish coast. Moorings can usually be booked at Millbrook, Looe, Saltash or Fowey, when available and within Looe itself there is a well-known Sailing Club. There are a delightful range of beaches including Seaton, Millendreath, Talland, Lansallos and Looe which are just a short drive away. Swimming pools and leisure facilities are located in Liskeard.

Equestrian and Walking. Riding is accessible via bridleways and country lanes in the area. Bodmin Moor, to the north, is within relatively easy driving distance. The vast reaches of Dartmoor are within driving distance. Available locally is a good selection of farriers, veterinary surgeons, pony clubs and riding schools. The South West Coast Cliff Path offers some spectacular scenery and further walking and riding is available on Bodmin Moor and Dartmoor. There are many walks on your doorstep at Trefanny Hill.

Golf – golf courses can be found at the renowned international course at St Mellion, Looe, Launceston, Lanhydrock, the China Fleet Club at Saltash, Tavistock and Bude. There are link courses along the North Cornish coast.

Trefanny Hill (Lot 1) - for sale freehold

Dating back to medieval times, this ancient hamlet of 'Hille' at one time formed part of the Lanhydrock estate, boasting its own cobbler and blacksmith as well as a chapel and schoolhouse. Abandoned after the first world war, it became derelict but was re-discovered 50 years ago by the current owners who have restored the cottages and further enhanced the grounds with the addition of a lake, swimming pool and tennis court.

The secluded and tranquil hamlet of Trefanny is cradled within a south facing hillside and overlooks a picturesque, undulating valley above a tributary of the West Looe river. The hamlet consists of about 17 cottages and a manor house. For sale are 15 Cornish self-catering holiday cottages, a tennis court, swimming pool, the estate office (planning permission for a 4 bed dwelling), the Inn and other outbuildings including a games room which are all set in about 13.97 acres.



Valentine Cottage



Cobblers Cottage

Currently, these properties form a commercial, self-catering, holiday rental business. The elements of the hamlet that are for sale break down into the following:

Four adjoining cottages consisting of Anne's Cottage (one bed), Farthing's Cottage (two bed), Bramble Cottage (one bed) and Trelinda Cottage (two bed).

Five adjoining cottages consisting of Old Farm House (two bed), Honey Cottage (one bed), Joffer's Cottage (three bed), Trefanny Hall (three bed) and Little Trefanny Cottage (one bed). One of these properties is Grade II listed.

Two adjoining cottages consisting of Cobbler's Cottage (three bed) and Summer Cottage (two bed).

Two adjoining cottages consisting of Valentine Cottage (two bed) and Little Orchard Cottage (one bed).

Two adjoining cottages consisting of Todd's Cottage (one bed) and Hillford Cottage (two bed).

All floor plans and EPC's for the 15 cottages are available from the agent on request.



Honey Cottage



Little Trefanny & Trefanny Hall



Trefanny Hall



Trefanny Hall

North Muchlarnick Old Farmhouse (Lot 2) - for sale freehold

Further up the valley (about 1km to the south east in a straight line) is a four bedroom farmhouse, North Muchlarnick Old Farmhouse, which overlooks Trefanny Hill hamlet. This property is Grade II listed. In addition to and beside the farmhouse are three existing original barns which have the following planning permission to convert into domestic dwellings.

Planning references: <http://planning.cornwall.gov.uk/online-applications/PA12/03748> PA12/01358

Lots 1 and 2 are within easy reach of one another via either a footpath or a country lane.



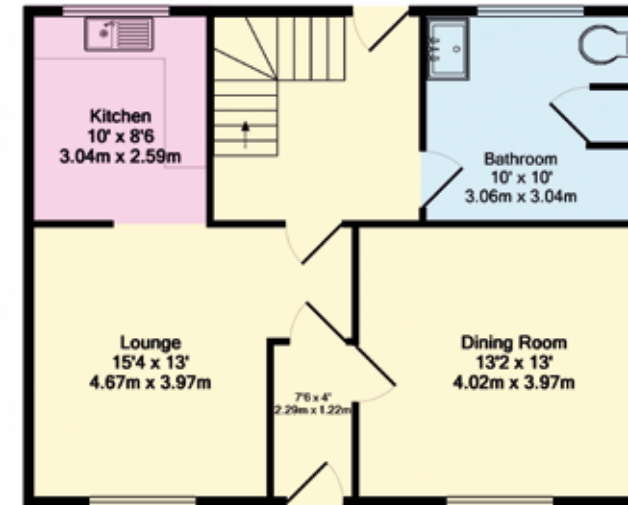
North Muchlarnick Old Farmhouse



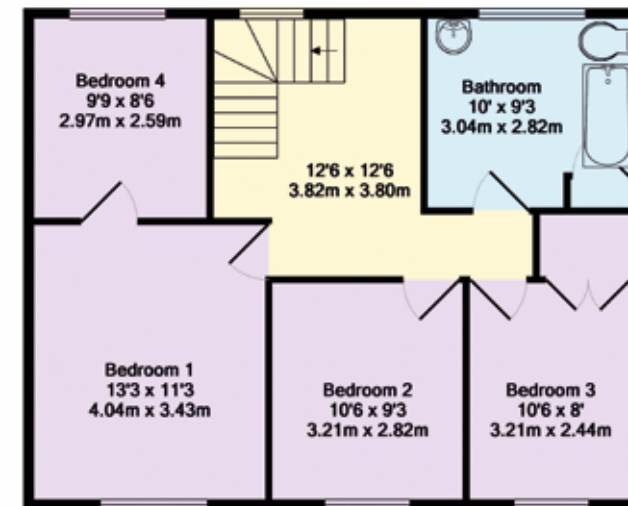
- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage
- Recreation
- Outside

Gross internal area (approx): Farmhouse:

1,311 sq ft (121.8 sq m)



Ground Floor



First Floor



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.

Services

Both Lots are on mains electricity and water and have private drainage.

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.

Local Authority

Cornwall County Council, County Hall, Truro, Cornwall, TR1 3AY. Tel. 01872 32 000.

Viewing

Viewing by prior appointment only with the agents.

Directions (Trefanny Hill – PL14 4QF and North Muchlarnick – PL13 2NP)

From the Tamar Bridge follow the signs to Liskeard and then St Austell. Follow the A38 from the Trerulefoot roundabout heading towards St Austell. After approx 10 miles you will come to a roundabout. Take the second

exit towards St Austell. Follow the A390 through East Taphouse and turn left onto the B3359 towards Looe. Follow this road for approximately 6 miles until you reach the village of Pelynt. When you enter Pelynt take your first turning left. Follow the lane for approximately 1/3 mile and turn left. After about 1 mile you will arrive at the hamlet of Trefanny Hill.



Liskeard 7 miles • Fowey 8 miles via Bodinnick Ferry • Exeter and M5 67 miles (all distances approximate throughout)



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The full EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Important notice

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4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: June 2013. Photographs dated: 2011 and 2013.

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