

Trenewth Farm Michaelstow, Cornwall



Jackson-Stops
& Staff



People **Property** Places



Daydream Cottage



Daybreak Cottage



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Delightful period home and income dating from the 16th Century with some 6 acres of good pasture within a mile or so of riding on Bodmin Moor.

Guide Price £1,250,000

Features

- Vestibule
- Open Living Room
- Attractive Kitchen area
- Generous Study
- Utility
- Shower/Cloakroom
- Spacious Landing
- 3 Bedrooms
- Family Bathroom/Shower
- Green Oak and Stone 2 Bedroom Cottage
- Excellent 2 Bedroom Cottage
- Studio Suite
- Summerhouse
- Garaging for 3 Cars
- Gardens
- Approximately 6 Acres of Pasture

Distances

- Wadebridge 7.8 miles
- Camelford 3.8 miles
- North Coast 7 miles
- Bodmin Moor 2 miles
(distances approximate)

The Property

A delightful tastefully presented former farmstead now run as a comfortable home with significant holiday letting income from a recently finished 2 bedroom green oak and stone barn conversion, and a further superb detached cottage with two en-suite double bedrooms and a separate studio suite of a further double bedroom and shower room all with oil-fired underfloor heating. Known as Daydream Cottage, the interior can be seen on Classic Cottages website No 2066. The main house has a pleasing façade and comprises a spacious entrance vestibule off which is a shower and cloakroom with travertine wall and floor tiling, together with a utility area. A generous combined living room focusses on a massive random stone and granite fireplace with wood-burning stove. There is plenty of room for dining between the sitting area and attractive open kitchen with freestanding matching unit all with blocked timber work surfaces. Beyond this spacious room is the study which has doors at both ends to the gardens. From a light and roomy landing, three double bedrooms overlook either garden or paddock and are served by a large contemporary bath and shower room with ceramic flooring and part exposed stone feature wall, completing the first floor accommodation.

The Location

Situated to the North of the thriving market town of Wadebridge at the head of the lovely River Camel which joins the sea near Padstow and Rock, Trenewth Farm lies less than 2 miles from the western edge of Bodmin Moor, an ideal area for horse riding and walking.





The nearby villages of St Tudy and St Teath 2 miles and 3.5 miles respectively offer daily shopping needs, and there is a main line railway station at Bodmin some 13 miles to the South. A highly convenient location in the centre of the county with easy access to both coast and moors.

Outside

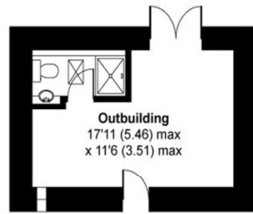
Approached over a well maintained private driveway, mostly owned by Trenewth but used also by just two other adjacent properties, the property is well away from the B3266 in a quiet rural setting the buildings stand around a gravel drive and courtyard area. Well-tended floral beds give way to an expanse of lawn and mature trees bordering neighbouring farmland and the two home paddocks which are essentially level, ideal for horses or hobby farming. In addition to a soft fruit and kitchen garden there is a stone built workshop, greenhouse and excellent summerhouse or home office which overlooks part of the gardens.



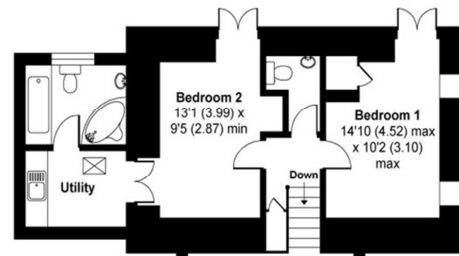
Trenewth Farm, Michaelstow, St Tudy, Bodmin, Cornwall

APPROX. GROSS INTERNAL FLOOR AREA 4504 SQ FT 418.4 SQ METRES (INCLUDES ANNEXES , EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)

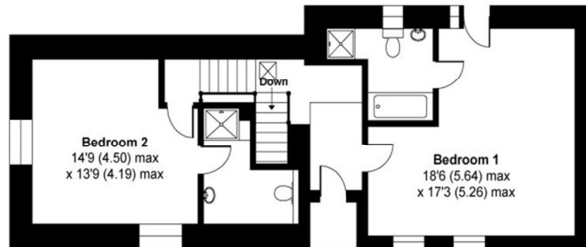
Denotes restricted head height



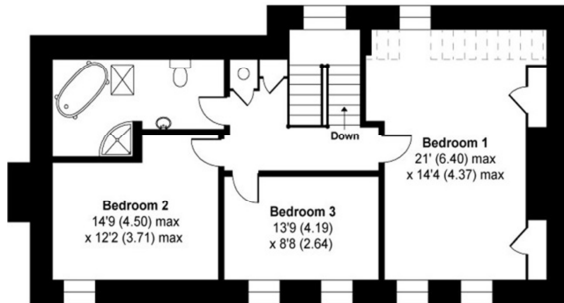
STUDIO



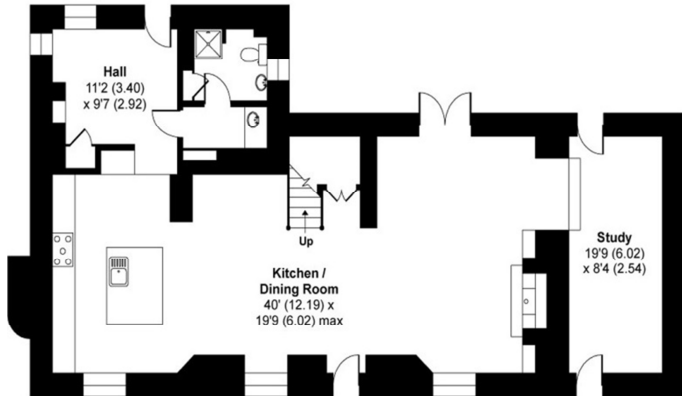
ANNEXE FIRST FLOOR 2 DAYBREAK



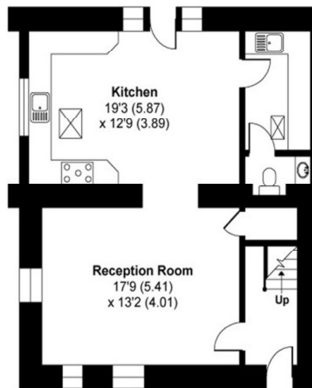
ANNEXE FIRST FLOOR 1 DAYDREAM



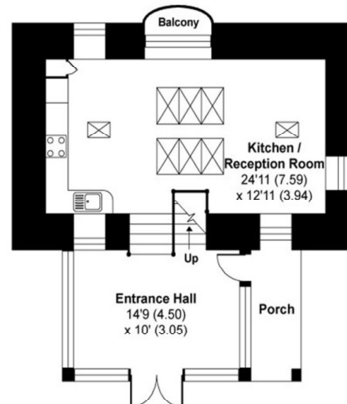
FIRST FLOOR



GROUND FLOOR



ANNEXE GROUND FLOOR 1 DAYDREAM



ANNEXE GROUND FLOOR 2 DAYBREAK



Property Information

Postcode: PL30 3PE

Council Tax Band D

Services Mains water and electricity are connected to the property. Drainage is to a private system.

Fixtures and fittings Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

Local Authority Cornwall Council, Truro, TR1 3AY Telephone 0300 1234100

Viewing By appointment with Jackson-Stops & Staff's Truro office: 01872 261160

Fast Find: 56610

Directions

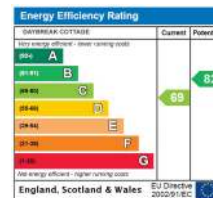
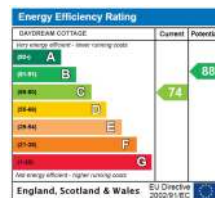
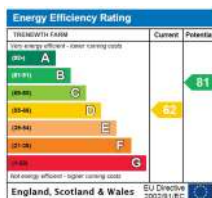
From Wadebridge proceed North on the A39 Towards Camelford. Shortly after leaving St Kew Highway, turn right for St Tudy and continue on this lane avoiding the turns into the village which will remain on the right of the road. Continue to the T junction and turn left onto the B3266 for Michaelstow and shortly after the second turn to Trevenning turn sharp left into the start of the drive clearly signed Trenewth Farm.

Important Notice

Jackson-Stops & Staff, their clients and any joint agents give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

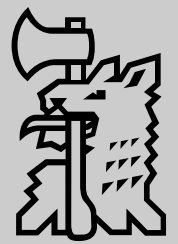
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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