



Lower Trengale
Farm



Lower Trengale Farm

St Neot, Liskeard, Cornwall PL14 6HF

St Neot 1 ½ miles • Liskeard 4 miles • South Cornwall coast and Looe 12 miles

Delightful period farmhouse with established income from self-catering cottages in a tranquil rural location with fabulous views

- 3 bedroom period farmhouse
- Adjoining interconnecting 3 bedroom cottage
- 3 further self-catering holiday cottages
- Outstanding countryside views
- Studio building
- Indoor games room
- Outdoor play area
- Well-maintained gardens
- Small lake, woods and tree plantation
- 16 solar PV panels
- Stone outbuildings with potential (stp)

In all about 6.26 acres



Stags Holiday Complexes
21 Southernhay West, Exeter
Devon EX1 1PR
Tel: 01392 680058
Email: holidaycomplexes@stags.co.uk

Stags
Kensley House, 18 Western Road
Launceston PL15 7AS
Tel: 01566 774999
Email: launceston@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
Tel: 020 7839 0888



Introduction

Lower Trengale is a 3 bedroom period farmhouse with adjoining 3 bedroom cottage which, although currently used for self-catering holidays, could be incorporated back into the farmhouse or used for multi-generational living. Within the 6.26 acres of land there are 3 further holiday cottages generating a useful income and a range of outbuildings with potential for development, subject to obtaining the usual consents. The property is in a tranquil rural location with outstanding views and just 1 ½ miles from the nearest village. An excellent opportunity to purchase an established lifestyle business.

Situation

Lower Trengale is well positioned as a base to visit many attractions including the Eden Project (15 miles), the National Trust property Lanhydrock House (10 miles), Siblyback Lake (3 miles) offering a range of outdoor and water sports and the unspoilt Grade II Listed Charlestown Harbour (17 miles) which was used as a key location for the filming of Poldark. At the National Nature Reserve of Golitha Falls (1 ½ miles) the River Fowey spectacularly drops 90 metres in altitude. This picturesque Site of Special Scientific Interest comprises a gorge lined with ancient oak woodland giving way to the river.

Nearby Bodmin Moor is a wild and dramatic location with its beauty reflected in its Area of Outstanding Natural Beauty and International Dark Sky Designations. Amongst the heathland are Cornwall's highest peaks Rough Tor and Brown Willy, extensive Bronze Age settlements, old mines, pretty villages and locations used by the BBC when filming the hit TV series Poldark.

The village of St Neot (1 ½ miles) has a number of amenities, including a pub, general store, post office, primary school and church. The market town of Liskeard (4 miles) has a wide range of shopping facilities and a mainline railway station with connections to London. Looe (12 miles) is divided by the river creating East and West Looe and has a fine sandy beach and attractive fishing harbour. The town offers a selection of activities including excellent bathing, good yachting and river and sea trips as well as a wide range of shops for day to day needs. Plymouth (23 miles) has extensive shopping facilities, the historic Barbican district and the National Marine Aquarium. Plymouth offers access to cross channel ferry services and there are airports at Newquay and Exeter.



Farmhouse Dining & Kitchen



Farmhouse Kitchen



Farmhouse Sun Room



Farmhouse Master Bedroom



Farmhouse Master Ensuite

The Farmhouse

This substantial farmhouse is not Listed and provides excellent family accommodation presented to a high standard. There is parking in the courtyard to the front and gardens to the rear and side. Please refer to the floorplan for more detail, in brief the accommodation comprises:

Door to large hallway with doors off. Cloakroom, store room, door to Utility room, interconnecting door to Lavender Cottage.

Large **kitchen/breakfast room** with a spacious seating area which is open to the kitchen. A larder provides ample additional storage and there is a range of cupboards and an island unit. The Heritage range is oil-fired and provides the heating and hot water for the house in addition to cooking facilities. In the **lounge** there is a large inglenook fireplace with bread oven and wood burning stove. The walls are part panelled with built-in cupboards. This room was originally the kitchen and the slate floor and some meat hooks in the ceiling have been retained. The **dining room** is currently used as a study and has a fireplace and built in cupboards. To the rear is the stunning **sun room**. This fantastic space has bi-fold doors leading to the decking with pergola and takes full benefit of the far reaching, peaceful countryside views.

The lovely views can be further enjoyed from the first floor landing. The **master bedroom** suite has a part-panelled bedroom with far reaching views and built in wardrobe, **luxury en-suite bathroom** with freestanding bath, separate shower, sink and WC and underfloor heating. Door to **dressng room**. Bedroom 2 is at the rear of the farmhouse (previously there was an inter-connecting door to Lavender Cottage) with en-suite shower room and lovely views. **Bedroom 3** is a further double with an en-suite shower room.

The Holiday Cottages

Presented to a very high standard, the holiday cottages have been awarded a 2018 Certificate of Excellence by TripAdvisor. They are open year round and are primarily promoted via the owner's website www.trengale.co.uk and other on-line booking agents. In brief the cottages comprise:

Dill Cottage (sleeps 3)

Living room with wood burning stove and exposed beams. Open plan kitchen/dining area. The double bedroom and single bedroom overlook the courtyard and in the family bathroom there is a roll top bath. To the front of the cottage there is an enclosed garden with patio.

Sage Cottage (sleeps 4)

This 'upside down' cottage has the living room with wood burning stove, kitchen/dining area and a double bedroom on the first floor. On the ground floor is a twin room with en-suite shower and a family bathroom. At the front of the cottage is an enclosed garden and patio area.

Thyme Cottage (sleeps 7)

Also an 'upside down' cottage with a double bedroom (en-suite), single bedroom, bunk bedroom and a family bathroom on the lower ground floor. On the first floor is an open plan living room/dining room/kitchen with wood burning stove. Steps lead down to a further double bedroom with en-suite. Outside there is a small enclosed garden with patio.

Lavender Cottage (sleeps 6)

A lovely south facing cottage with its own garden and fabulous countryside views adjoining the main farmhouse. Open plan living room/dining room/kitchen with French doors to a private garden. Also on the ground floor is a twin bedroom and family bathroom. On the first floor are two double bedrooms both with en-suite shower rooms.

NB. There is a ground floor inter-connecting door between the farmhouse and Lavender Cottage.

The Studio

This converted stone barn is a light and bright single storey space with a vaulted ceiling and exposed A-frame beams. An excellent resource it can be used for many purposes including meetings, workshops, family gatherings, wedding receptions etc. It is well-equipped with a small kitchen area with oven, microwave, dishwasher, fridge/freezer, panel wall heaters and a wood burning stove. Inter connecting door to the games room.

Indoor Games Room

This single storey converted stone barn is adjacent to The Studio. Benefitting from a vaulted ceiling and exposed A-frame beams it is currently used as a games room for guests. Inter connecting door to The Studio.

Laundry Room

Available for guests to use, there is space for washing machines, tumble dryer and storage.

Outbuildings

There are a range of outbuildings and storage sheds including a **stone well house** (with capped well) in the courtyard by the farmhouse, **2 timber and corrugated iron roofed buildings** currently used for storage (38' x 30' approx.). Concrete yard with **timber stable** and gate into field.

Separate block of stone and slate buildings including a **workshop** (10'6 x 9'9 approx.) and adjoining **store** (10'9 x 10'9 approx.) and a **garage building** (14'3 x 9'6 approx.). There is potential to develop these buildings subject to obtaining the relevant consents.

The Land

Lower Trengale sits in about 6.26 acres. There are immaculate gardens including an outdoor play area with children's swings and slides, paddocks, a small Christmas tree plantation, woodland and a charming small lake to walk around.

Services

Oil fired heating and hot water in farmhouse. Electric heating in cottages. Mains water and private water supply. Mains electricity supplemented by solar panels in field. Private drainage.

Local Authority

Cornwall Council – www.cornwall.gov.uk

Directions

From the M5 at Exeter take the A30, by-passing Okehampton. Some 15 miles after Launceston (do not follow the signs for Liskeard) take the turning left signposted Bolentor and St.Neot (This is also the turning for Jamaica Inn). Before you get to Jamaica Inn, turn left signposted St.Cleer. Continue driving south with the river Fowey on your left for about 15 minutes. At the T-Junction in the hamlet of Redgate. Turn right towards Dobwalls and Liskeard. After about ½ mile as you go downhill there is a staggered junction. Trengale is the right turn which is signposted. Drive down this road through Higher Trengale Farm, past Trengale Cottage and Lower Trengale Farm is on the left.

Viewing

Strictly by appointment through Stags Holiday Complexes department on 01392 680058.

These particulars are a guide only and should not be relied upon for any purpose.



Holiday Cottages

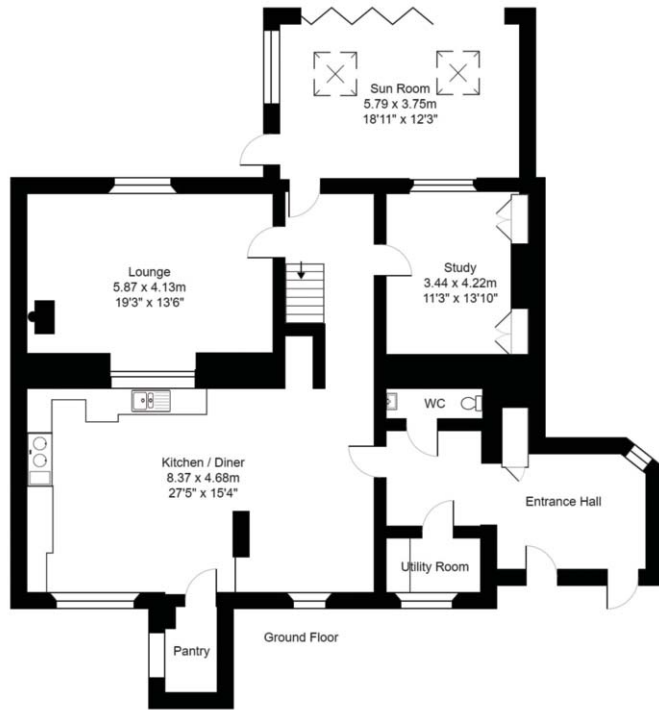


Sage Cottage



Lavender Cottage

Lower Trengale Farm



Approx 6.26 Acres
For guidance only
Not to be relied upon for any purpose



