



T Y E F A R M



# Tye Farm

St Mewan Lane, Trewoon, St Austell,  
Cornwall PL25 5SP

St Austell 2 miles • Coast 4 miles •  
Railway Station to London Paddington 2 miles  
Eden Project 6 miles

An attractive group of  
5 residential properties with  
flexible use and further potential,  
together with gardens,  
paddocks and woodland, in  
all approximately 4.8 acres

- Period 4 bedroom farmhouse
- 3 Converted barns
- Quality timber lodge dwelling
- Potential holiday letting/investment
- Just 4 miles from the coast
- Secluded village edge position
- Accessible and convenient location
- 40ft heated swimming pool
- In all 4.8 acres including woodland
- No chain







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## Introduction

The property is formed from a former farm and has been in the same ownership for nearly four decades. A collection of 4 properties, all with residential consent, providing potential for a range of different uses including multi-generational family living, holiday letting and investment. A further timber lodge has been used as accommodation on site for many years also. The gardens have private areas for each property available as well as a large area of private enclosed garden lying to the rear of the site with lawned areas and a 40ft heated swimming pool and pumphouse (a great attraction to potential holiday guests). The land lies mainly to the front of the main house and forms 2 paddocks, with pond and stream. A 60ft large galvanized agricultural building provides useful workshop/storage space. Beyond this is an area of woodland providing a beautiful backdrop and amenity to connect with nature. The whole extends to approximately 4.8 acres.

## Situation

Accessed down its own drive but having a secondary access from Tye Hill Close, the property lies on the edge of Trewoon village. Local amenities of the village comprise a general store and public house and post office within walking distance, while a range of wider facilities and amenities can be found in St Austell, approximately 2 miles distant. Further afield a range of local beaches can be found in the area as well as the world-famous Eden Project. A mainline railway station to London Paddington is also accessed at St Austell, with air facilities at Newquay airport. We consider the property ideally located to take advantage of the wide range of features this part of Cornwall has to offer whilst retaining quick road and rail access.







The Lodge



The Stables



The Stables



The Stables & Ducks Crossing Rear View

## Accommodation

### Tye Farmhouse

A period detached house with well laid out accommodation including 3 reception rooms, with one currently used as a 5th Bedroom, kitchen/breakfast room, utility and store and secondary bathroom. On the first floor, 4 bedrooms and family bathroom.

### Ducks Crossing

A semi-detached barn conversion with 3 bedrooms on the first floor and en-suite. On the ground floor a fitted kitchen and 2 reception rooms and bathroom.

### The Stables

A semi-detached barn conversion with large kitchen/dining room, sitting room, 2nd bedroom and bathroom on the ground floor and bedroom 1 on the first floor.

### Tye Corner

A detached barn conversion with accommodation on one floor, including a large kitchen/dining/living room, bedroom with en-suite and further bedroom.

### The Lodge

This is a good quality timber lodge, currently used as holiday accommodation but is ancillary to Tye Farm. The accommodation comprises a kitchen, sitting/dining area, shower room and bedroom.



## Services

Mains electric, water and drainage are connected. Heating is provided by part LPG heating in the farmhouse, the rest have modern electric heaters.

## Agent's Note

A byway and footpath passes along the drive and through Tye Farm.

## Local Authority

Cornwall Council

## Fixtures & Fittings

Only those mentioned in these Sale Particulars are included in the sale. All others are excluded but may be available by separate negotiation.

## Outgoings

Council Tax Band  
Tye Farmhouse C  
Ducks Crossing D  
The Stables C  
Tye Corner A

## Directions

Travelling from the east, proceed on the A390 around St Austell, turning right onto the A3058 towards Newquay to Edgcombe Road. At the 4-crossway, proceed straight across continuing on the A3058 towards Newquay, once within the village pass Trewoon Garage on the righthand side. Further along the Post Office will be passed on the left and just before the railway bridge turn left into The Green, where a sign for Tye Farm can be seen showing access to the lane.

## Viewing

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

## Disclaimer

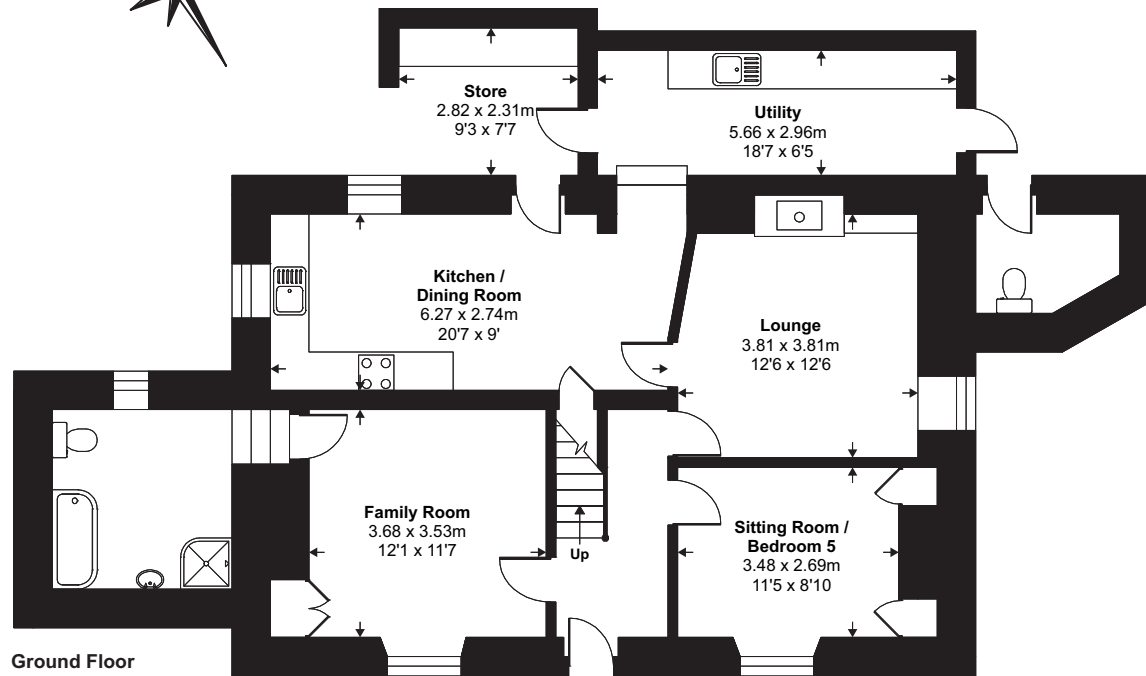
These particulars are a guide only and should not be relied upon for any purpose.



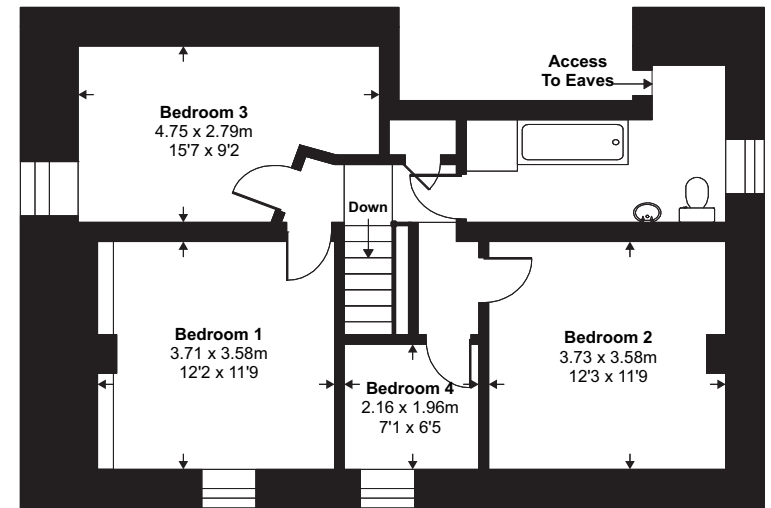


Approximate Area = 1670 sq ft / 155.1 sq m (excludes WC & store)

For identification only - Not to scale



Ground Floor



First Floor



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