



TREVOOLE MANOR

TREVOOLE, CAMBORNE

TR14 0RN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



TREVOOLE MANOR

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DETACHED PERIOD HOUSE, HOLIDAY COTTAGE, SIX
ACRES AND OUTBUILDINGS

Situated in an idyllic rural setting at the end of a long lane enjoying privacy and far reaching countryside views. Located in a quiet and convenient setting within close proximity of both coasts and the A30 for quick commuting.

Main dwelling with four/five bedrooms, sitting room, kitchen/dining room, utility, shower room, bathroom and further w.c.

Magnificent and beautifully appointed one bedroom holiday cottage successfully let for many weeks.

Further outbuildings including substantial former garage converted into overflow guest accommodation and with potential to convert into a single storey annexe and perfect for a home office.

Paddock and large mature gardens. In all approximately 6 acres.
EPC - D

GUIDE PRICE £1,200,000

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PHILIP MARTIN

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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GENERAL COMMENTS

Trevoole Manor is located in a quiet rural setting at the end of a very long entrance drive and enjoying far reaching rural views from the rear toward the Pendarves Estate. The property is beautifully presented and includes the main dwelling, a fantastic converted barn currently a successful holiday let, extensive outbuildings and approximately six acres of land. Trevoole Manor itself is a fine detached period house with attractive stone elevations offering spacious accommodation and pleasant views. All of the rooms are of a very good proportion with high ceilings and large traditional sliding sash windows that afford plenty of natural light. There are four bedrooms plus an attic bedroom, large kitchen/dining room, spacious sitting room, utility, bathroom, shower room and additional w.c. Planning permission has previously been granted for an orangery off the kitchen and although this has lapsed it is very likely to get consent again - the house is not listed. Large mature rear gardens enjoy a sunny aspect and far reaching views, they are very private with lawns and many interesting shrubs, plants and trees.

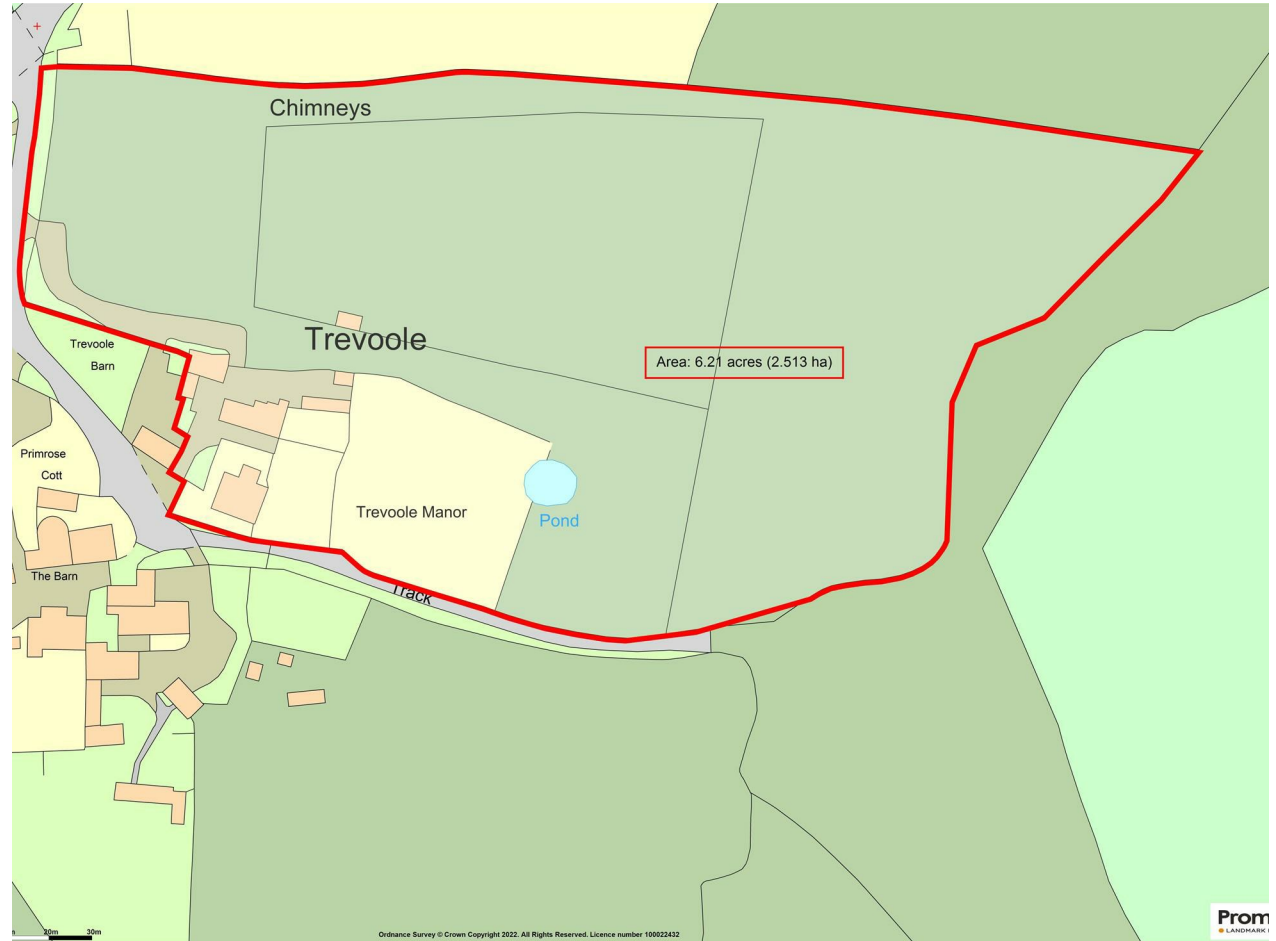
A short distance away is Trevoole Old Manor, a handsome detached stone building that has been converted into a very spacious, one bedroom dwelling, currently rented out as a holiday let. Dating from 1587, it is full of period features including a substantial granite inglenook fireplace with two clome ovens and attractive mullioned windows, not surprisingly it is Grade II listed. The building was converted to a very high standard by the current owners approximately five years ago and retains much charm and character including fabulous open exposed roof trusses, partially exposed stone and granite walls and modern additions including luxurious bathroom, fitted kitchen and underfloor heating. The accommodation includes a large open plan kitchen, lounge and dining room with woodburning stove, double bedroom and bathroom with bath and shower. The barn is rented through Classic Cottages (web link - <https://www.classic.co.uk/holiday-cottage/desc-4354.html>) and provide a very useful income. It can also be used as a full time home - it does not have a holiday occupancy restriction.

There is a substantial single storey former garage that is currently used for overflow accommodation but is ideal for a studio/therapy room/home office and has huge potential to convert into a further holiday let or annexe subject to consent. The land extends to just over six acres and is ideal for hobby farming and equestrian enthusiasts. An internal viewing is essential.

LOCATION

The village of Praze An Beeble is within a couple of miles and has everyday facilities including general stores, public house, primary school and doctors surgery. Camborne is approximately two miles away with excellent amenities including banks, building societies, shops, schools and main line railway station. Truro is approximately seventeen miles away and the north Cornish coast with its sandy beaches is within a ten minute drive.

In greater detail the accommodation comprises (all measurements are approximate):



ENTRANCE HALLWAY

A fine introduction to the house. Tessellated tiled floor, stairs to first floor, doors to sitting room and kitchen/dining room. Dado rail. Radiator.

KITCHEN/DINING ROOM

25'4" x 13'3" (7.74m x 4.04m)

A light triple aspect room with windows to front and rear, French doors

opening into side garden and enjoying fabulous far reaching countryside views. Range of base units, Belfast sink with mixer tap over, Flavel range cooker with ceramic hob. Terracotta tiled floor. Period fireplace with wooden surround and mantel and modern woodburning stove. Radiator. Understairs storage cupboard. Door to sitting room

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SITTING ROOM

24'2" x 12'4" (7.39m x 3.78m)

Another light twin aspect room with sliding sash windows to front and rear with window seats. Two substantial fireplaces with granite lintels, one with woodburning stove. Built in cupboards and selves in firebreast recess. High ceiling with exposed beams. Television and telephone points. Slate flagged floors. Half glazed door to:

UTILITY ROOM

12'2" x 10'9" (3.71m x 3.30m)

Base and eye level kitchen units, single stainless steel sink/drain, space and plumbing for washing machine. Tiled floor. Window overlooking side garden and half glazed door opening to rear enclosed terrace. Door to:

SHOWER ROOM

Low level w.c, vanity sink unit with cupboards below. Shower cubicle with fully tiled surround, frosted window to rear, spotlights.

FIRST FLOOR

SPACIOUS LANDING

Large sliding sash window to rear. Exposed painted wooden floor.

BEDROOM ONE

13'10" x 12'0" (4.24m x 3.68m)

Sliding sash window to front with blinds. Built in mirror fronted wardrobes. Exposed wooden floors. Radiator.

BEDROOM TWO

11'8" x 11'8" (3.58m x 3.56m)

Sliding sash window to rear, two radiators, built in wardrobe. Stairs rising to loft room.

BATHROOM

A large bathroom with white suite comprising low level w.c, pedestal wash hand basin, panel bath, separate shower cubicle with fully tiled surround and Mira electric shower over. Window to rear. Extractor fan, spotlights, heated towel rail. Radiator.

SEPARATE W.C

Low level w.c, pedestal wash hand basin, window to side.

BEDROOM THREE

12'0" x 9'8" (3.66m x 2.97m)

Sliding sash window to front, exposed wooden floor, cast iron fireplace. Picture rail.

BEDROOM FOUR

7'8" x 7'4" (2.36m x 2.24m)

Window to front. Radiator.

SECOND FLOOR

LOFT ROOM/BEDROOM FIVE

20'2" (max) x 11'8" (6.15m (max) x 3.58m)

Two Velux windows with blinds. Large walk in wardrobe. Exposed roof trusses. Further storage cupboard.

OUTSIDE

The entrance into Trevoole Manor is very impressive and a long private drive leads to the house, the Old Manor and outbuildings where there is ample turning and parking space. The main garden is located at the side of Trevoole Manor. A metal gate opens from the driveway into a large paved courtyard that provides plenty of sitting out space and enjoys the afternoon and evening sun. There is access into the rear of the house, the side garden and a path runs along the side to the front. There are two outside lights and the front path is enclosed within a stone boundary wall. This continues to the side garden.

OLD MANOR BARN

ENTRANCE PORCH

Glazed double front doors, full height side window. Slate floor with underfloor heating. Exposed stone walls. Doors to bathroom and:

OPEN PLAN KITCHEN, DINING AND LIVING ROOM

40'10" x 12'11" (12.45m x 3.94m)

A fantastic room, full of period features and full height ceiling over sitting room with exposed trusses. Huge inglenook fireplace with granite lintel and surrounds and two clome ovens. Twin aspect with windows to front and rear. Natural slate floor with underfloor heating. Good selection of base level kitchen units with solid wood worktops incorporating double Belfast sink with mixer tap over. Space and plumbing for washing machine, New World cooker with gas hob. Further deep granite fireplace with woodburning stove. High feature alcove, thought to be a former fireplace with picture light. Stairs lead up to:

MEZZANINE BEDROOM

13'10" x 8'3" (4.24m x 2.54m)

Exposed wooden floor. Views over the sitting room below. High level windows.

BATHROOM

A luxurious room with white suite comprising freestanding roll top bath, two pedestal wash hand basins, low level w.c, separate walk in shower with glass screen. Tiled floor with underfloor heating. Heated towel rail. Two Velux windows. Windows to front and side with slate cills.

BOILER ROOM

Attached the The Old Manor with Worcester LPG combi boiler. Light and power. Useful storage space.

SUMMER HOUSE

A very versatile detached outbuilding that is suitable for a variety of uses including workshop/studio, home office, therapy room but also offering potential to convert into a further holiday let or single storey annexe for a dependent relative (subject to consent).

ENTRANCE/RECEPTION

18'4" x 7'6" (5.59m x 2.31m)

Tiled floor, window overlooking the driveway and courtyard. Woodburning stove. Opening to:

STUDIO/GARDEN ROOM

24'0" x 15'5" (7.34m x 4.72m)

The main room is extremely light with high ceiling and exposed roof trusses, sliding patio doors opening to front, window to side with shutters, telephone point. Woodburning stove with slate hearth. Belfast sink with mixer tap over, space and plumbing for washing machine. Opening to



REAR OFFICE

10'9" x 8'0" (3.30m x 2.46m)

Potential to create a bedroom, window overlooking the field. Door to:

SHOWER ROOM

White suite with low level w.c, wash hand basin, shower cubicle with folding glazed doors.

GARDENS AND GROUNDS

The gardens are predominantly lawn enclosed within natural hedge boundaries. There are many interesting mature shrubs and plants including acers, fig, cherry, camellias, ash and horse chestnut trees and far reaching rural views. A paved terrace accessed from the kitchen/dining room enjoys the morning sun and provides sitting out space with views over the garden and countryside beyond. At the bottom of the garden is a pond and the whole garden enjoys complete privacy. Beyond the garden is the enclosed paddock that is perfect for horses, hobby farming and energetic children. The current

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vendors have planted a small copse in recent years with a selection of native trees including silver birch, oak, maple and willow as well as a small orchard with apple and pear. The field is currently mature pasture and no artificial fertilizers have been used during our clients ownership. The countryside views from the field are delightful and far reaching towards the Pendarves Estate.

SERVICES

Mains water. Private drainage. Oil central heating to Trevoole Manor. LPG central heating to Old Manor.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding out of Camborne towards Praze An Beeble along the B3303 proceed into the hamlet of Trevoole and look out for a left hand turning clearly signposted to Trevoole Farm. Proceed along this lane and take the first left signposted Trevoole Manor. Follow the private lane alongside the field and this will lead to the property.

TENURE

Freehold.

COUNCIL TAX

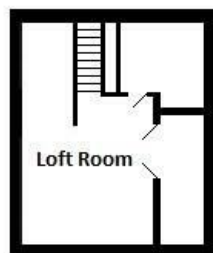
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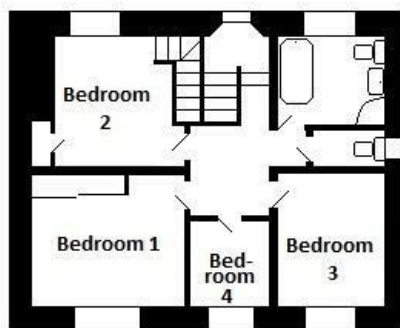


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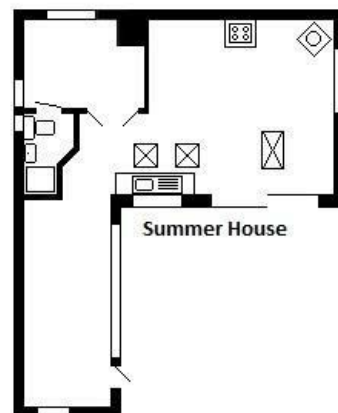


Farmhouse Second Floor

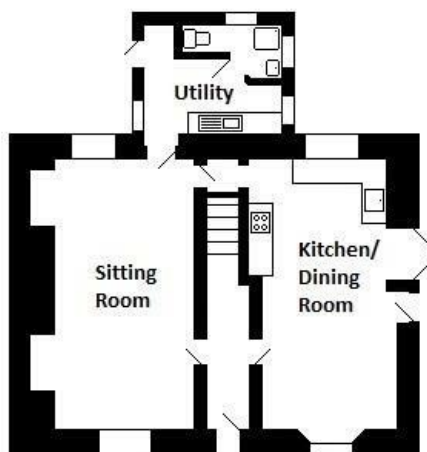
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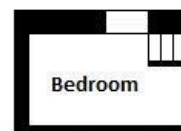
Farmhouse First Floor



Summer House



Farmhouse First Floor



Old Manor House First Floor



Old Manor House Ground Floor





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