



Trewalla Farm





Trewalla Farm

Minions, Liskeard, Cornwall, PL14 6ED

Minions 1 mile • Liskeard 5 miles • Plymouth 25 miles

A period farmhouse with 3 cottages and equestrian facilities in a private location on the wild and dramatic Bodmin Moor with stunning, far reaching views

- 5 bedroom period farmhouse
- Located within the majestic Bodmin Moor
- Panoramic views to Siblyback Lake
- 3 cottages with residential consent
- Ideal for multi-generational living
- Fantastic equestrian property with some of the finest riding on the Moor
- Stables and sand school
- Moorland grazing rights
- Up to 49 acres (less land by negotiation)

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Introduction

On the south eastern edge of Bodmin Moor, Trewalla Farm is tucked away in a secluded and peaceful location at the end of a long private drive. Surrounded by its own land of 49 acres, there are stunning far reaching views to the South and West. The 5 bedroom period farmhouse is not Listed and there are 3 cottages with residential permission. The extensive outbuildings include a number of stables and outbuildings and the land is predominantly divided into grazing paddocks.

Situation

Although Bodmin Moor is a wild and dramatic location, its beauty is 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 popular attraction, Siblyback Lake, is less than 2 miles from the property which offers a number of outdoor pursuits.

Trewalla Farm is a short drive from the village of Minions where there are hamlet amenities including a village shop and stores and the Cheesewring Hotel and Public House (the highest pub in Cornwall). The nearby market town of Liskeard (5 miles) offers a wide range of amenities including a mainline railway station. To the north is the town of Launceston (12 miles) with its 24-hour supermarket and access to the A30 which links the cathedral cities of Truro and Exeter. Plymouth (25 miles) to the south east provides more comprehensive facilities together with a cross channel car ferry link to Roscoff and Santander and a fast mainline rail link.

The property is ideally located to explore both Cornwall and Devon and there is easy access to coastal towns and villages on both the north and south coasts including Padstow, Tintagel, Port Isaac, Fowey, Looe and Polperro.

Farmhouse

This substantial period house is approached via a fork in the driveway and has a commanding position looking across its own land to the surrounding moorland and Siblyback Lake in the distance. The majority of rooms are very light and bright and have stunning far reaching views. The property is not Listed and there is potential to reconfigure the layout of the farmhouse to suit including creating a one bedroom, ground floor annexe.

Please refer to the floor plan for further detail but in brief the accommodation comprises – front door to **hall** with **cloakroom** off, **study** leading to the **triple aspect dining room** with **store room** off. The **sitting room** has two large windows looking out

across the valley and a fireplace with wood burning stove. **Kitchen/breakfast room** with range of cupboards, space for appliances and large stone fireplace with wood burning stove. Rear hallway with **utility room** off. Porch. Further hallway with exterior door.

On the first floor the **master bedroom** is dual aspect with en-suite shower room, built in cupboards and a walk-in wardrobe. There are **three further double bedrooms**, a **single bedroom**, **family bathroom** and airing cupboard.

There is private parking to the rear of the farmhouse and gardens to the front and sides.

Cottages

There are three cottages in an L-shaped terrace to the west of the farmhouse. These were granted residential consent in 2008 under reference 08/01392/FUL and are currently let on Assured Shorthold Tenancies generating a useful income. A new owner may wish to continue with this or diversify into holiday lettings. In brief the cottages comprise:

Dovecote Cottage

On the ground floor – inner hall, shower room, dual aspect kitchen, steps up to the double height living room with wood burner, doors to garden. Two bedrooms on the first floor.

Barn Cottage

On the ground floor is a compact kitchen with door to the garden. Steps down to the living room with wood burning stove. Two bedrooms and a shower room on the first floor.

Trewalla Cottage

A single storey cottage with porch, living room with wood burning stove. Kitchen. Single bedroom, double bedroom and shower room. Airing cupboard. Garden with stunning far reaching views.

Outbuildings

As you approach the property, in a field on the right hand side are **2 stables** with concrete pad to front and a separate **open fronted store**. There is a stable block with **5 stables**, concrete pad to front and **sand school** to rear. Further **field shelter** in nearby paddock.

Substantial L-shaped farm building arranged around a concrete yard currently laid out with **3 stables** and a **tack room**, **open fronted storage** on two levels. **Workshop** to rear with further **store room** off. A single storey **laundry building** houses washing machines a shower and toilet.



Farmhouse



Farmhouse



Farmhouse



Cottages

The Land

Trewalla Farm has approximately 49 acres of land - predominately productive pasture land with traditional Cornish hedging and granite dry stone walls. Should a new owner not require the full acreage there is an option to purchase less. The property benefits from moorland grazing rights.

Services

Oil fired central heating in farmhouse. Private water supply, mains electricity, private drainage. Electric heating in cottages with individual coin-operated meters.

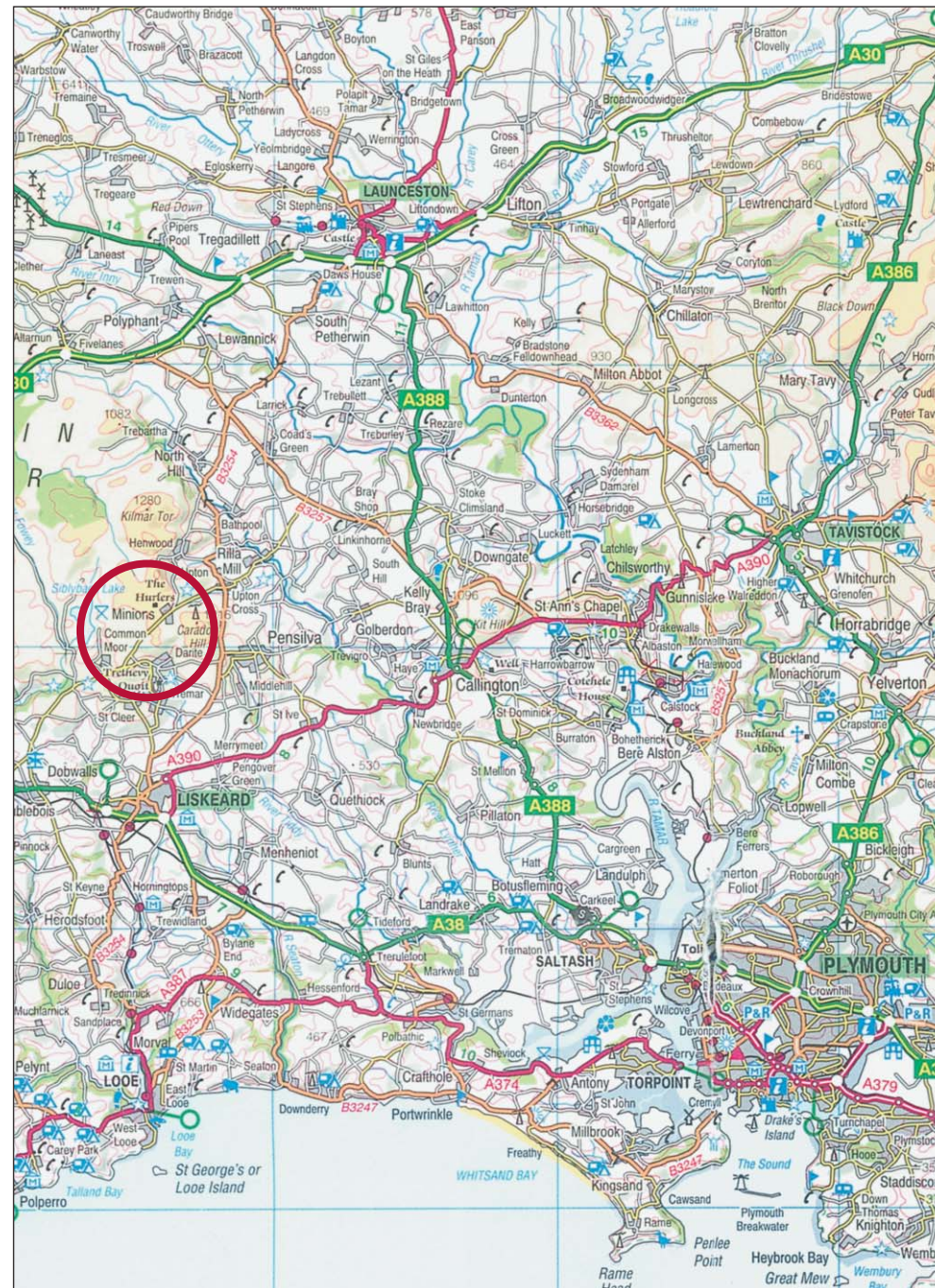
Outgoings

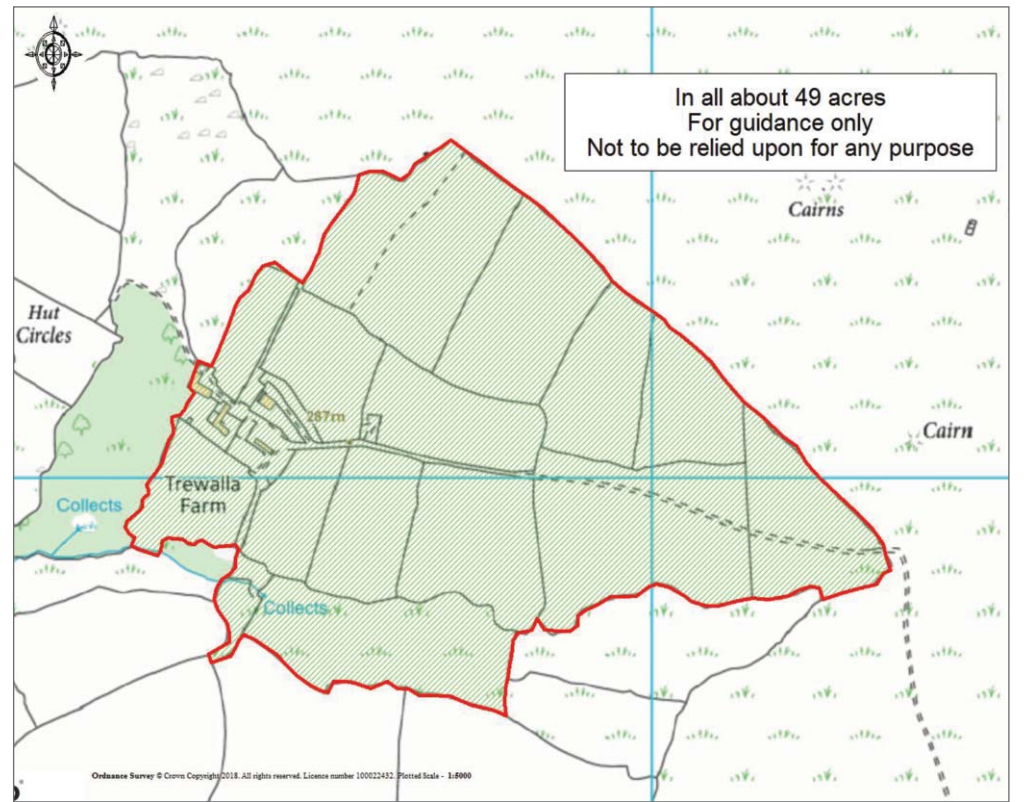
- Farmhouse – Council Tax Band E
- Barn Cottage – Council Tax Band A
- Trewalla Cottage – Council Tax Band B
- Dovecote Cottage – Council Tax Band B

Viewing

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

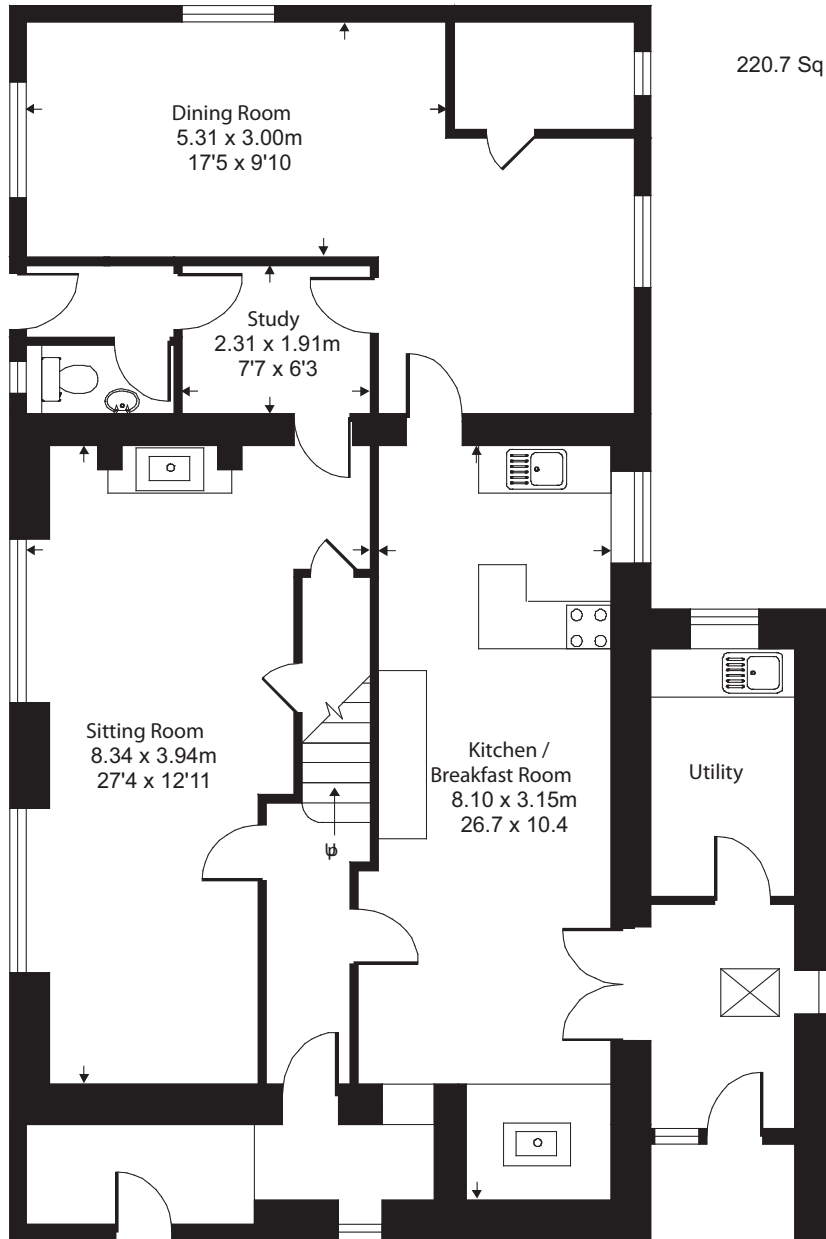
These particulars are a guide only and should not be relied upon for any purpose.



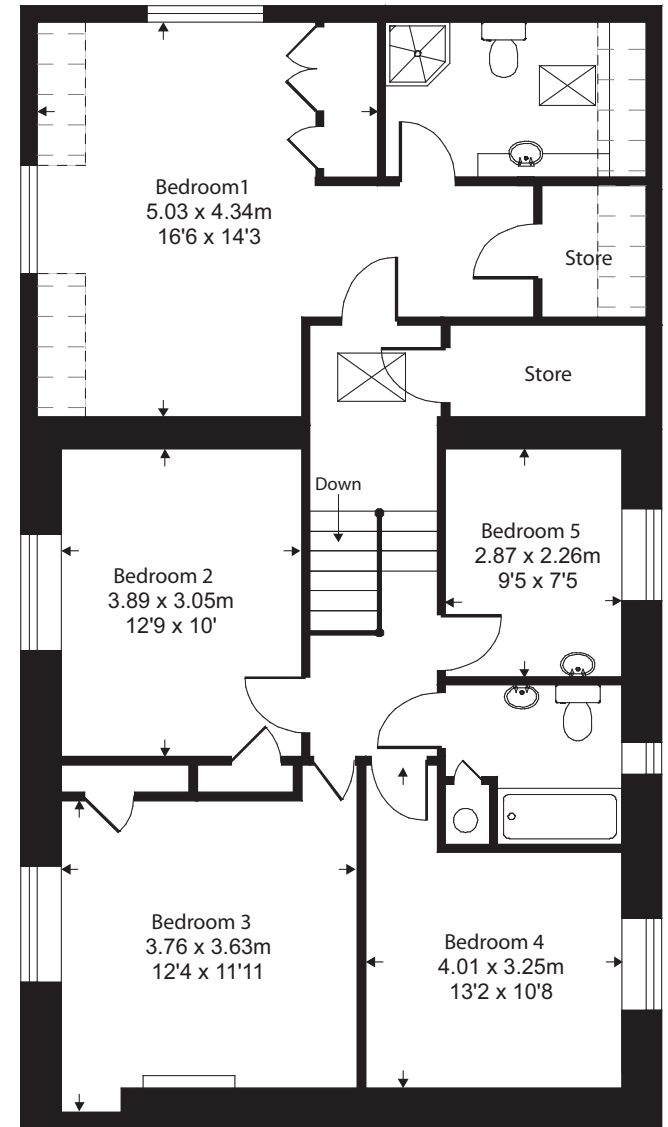


Trewalla Farm

Approx. Gross Internal Floor Area
220.7 Sq Metres 2376 Sq Ft (Excludes Restricted Head Height)



Ground Floor



First Floor

