





**Trehalvin
Trewidland
PL14 4ST**

4 Bedrooms
4 Reception Rooms
5 Additional Properties
3057 Sq.Ft (House)

**Guide Price
£1,500,000**



Beautiful Georgian home set in private gardens with a heated swimming pool and five additional holiday let properties (9 letting bedrooms) providing a healthy income.

Trehalvin is a beautiful property which is believed to have been built in the early 19th Century.

The accommodation is spacious and has the elegant proportions typical of the late Georgian period of architecture. The entrance hallway features a beautiful sweeping staircase and, an unusual part glazed servants' door to the rear.

The sitting room has a lovely fireplace, views over the gardens to the front and double doors leading to a separate dining room. The drawing room has a host of attractive features with its delightful fireplace, slate floors, picture rails and cornice work. Adjoining this room is a bright and airy garden room that opens out onto a sun terrace and to the swimming pool beyond. To the rear of the house is a well designed kitchen (with electric Aga) which continues into a pleasant snug room.

The bedroom accommodation is accessed either via the main staircase or a rear

'servants staircase. The principal and guest bedrooms are situated to the front of the property and look out over the grounds and countryside beyond.

There are two well finished bathrooms, a third double bedroom and a single bedroom which is currently used as a dressing room situated to the rear.

The property is approached over a sweeping driveway with the house at the rear of the grounds and a meadow area to the front.

Three holiday cottages are located on the north eastern side of the grounds and provide characterful accommodation having been converted from a range of traditional farm buildings and are capable of generating an excellent secondary income.

Two further holiday lodges are located within the meadow. Well shielded from the house, the lodges offer lovely countryside views. There is planning permission (PA16-01486) to install 2 further lodges on the site.

The house's south west facing garden features a large sun terrace, a pond with a water feature and a lovely heated swimming pool. The lawned gardens have many mature specimen plants and a small orchard.

The holiday letting business is established and very well regarded with superb reviews and many return guests.









Surrounding Area

The property occupies an attractive setting in the pretty village of Trewidland and enjoys superb views over the surrounding countryside from its peaceful and tranquil location.

Liskeard is approximately 3.5 miles distant and offers general day-to-day facilities including a national supermarket as well as sporting and educational facilities.

There is a mainline railway station with regular services to Plymouth, Exeter and London Paddington.

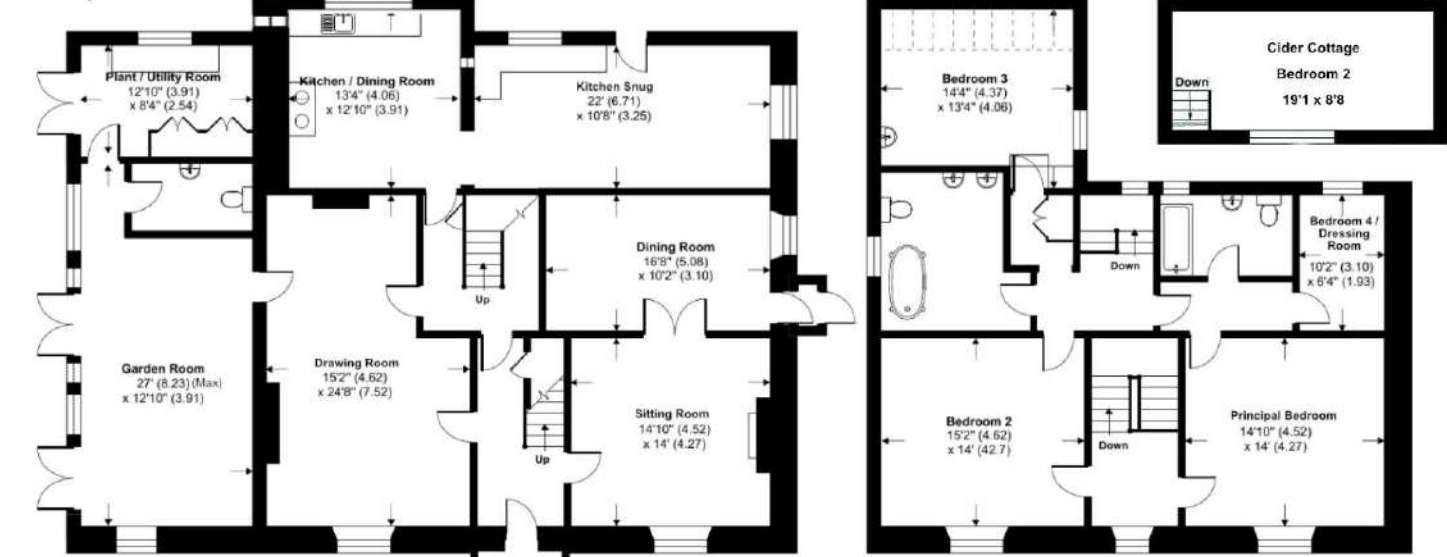
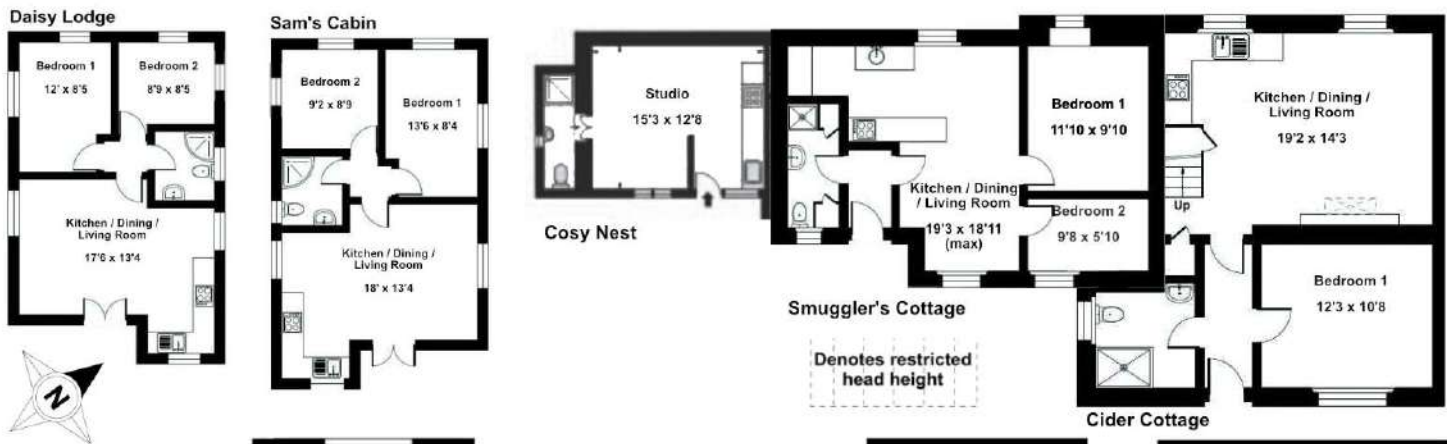
The property is easily accessible to the south coast providing superb walking and many well-known beauty spots.

The picturesque villages of Looe (pictured) and Polperro are about 5 miles and 9 miles respectively while the popular sailing waters at Fowey are about 10 miles away via the Bodinnick Ferry.

The City of Plymouth offers comprehensive facilities with its large shopping centre, theatres, cinema, university and marine aquarium. The historic Barbican and Hoe offer a nice day out. The city has great transport links with a mainline railway station, and a ferry service to both France and Spain.

There are national and international airport connections in Newquay (33 miles) and Exeter (62 miles)





GROUND FLOOR Trehalvin Trewidland, Liskeard, Cornwall, PL14

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and should not be relied upon. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Approximate Area = 3017 sq.ft / 281 sq.m
 Limited Use Area(s) = 40 sq.ft / 3.7 sq.m
 Total = 3057 sq.ft / 284 sq.m
 For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
	57
	12
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	

Additional Information
 The property has Oil Fired central heating, mains electricity water and drainage.
 Superfast broadband is available.
 Council Tax / EPC - Main House E/G, Smuggler's Cottage A/E, Cider Cottage A/E, Cosy Nest A/E, Daisy Lodge A/TBC, Sam's Cabin A/TBC

Phone :+44 1872 278288
 Email : truro@humberts.com
 www.humberts.com
 67 Lemon Street
 Truro
 TR1 2NS



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