

Tredown,  
Elmgate, South East Cornwall



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& Parker

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**2,324 sq ft | 3 reception rooms | 4 bedrooms  
2 bathrooms | Walled Garden | Substantial Barns and Outbuildings (2,265 sq ft) | Paddocks | Estuary views | Approximately 8 acres | Freehold  
Guide price £1,700,000**

## An exceptional Victorian residence set within eight acres of beautiful grounds, enjoying breathtaking views across rolling countryside to the Lynher Estuary and beyond.

Built in 1850, this impressive early Victorian country house offers a wealth of period features and is rich in original detail. Set within exceptionally tranquil grounds, with a traditional walled garden and paddocks, it enjoys a truly idyllic setting. Together with its range of outbuildings, including a Grade II listed barn, the property presents exciting potential for renovation or development, subject to the necessary permissions.

### The property

An imposing Victorian façade with a slate roof and large traditional sash windows creates an immediate and striking first impression, setting the tone for this elegant period home. Offering an immediate sense of warmth and heritage, the property is entered via a traditional pagoda-style porch with intricate latticework, leading into a welcoming hallway with original flagstone flooring that continues through the kitchen and breakfast room. Three reception rooms provide excellent well-proportioned and versatile living space with tall ceilings adding to the harmonious period feel of the property. To the front, both the dining room and drawing room feature fireplaces authentic to this period and benefit from incredible far-reaching views. In the drawing room, the fireplace is further enhanced by a log burner, creating a cosy focal point in the cooler months, while ornate cornicework lends further character and period charm. The kitchen and breakfast room exude warm, farmhouse-style character with the timeless charm expected in a home of this age. There is traditional cabinetry with solid wood worktops and a Sandyford range cooker, along with space for family dining. A utility room and cloakroom complete the ground floor accommodation.

Upstairs, four bedrooms are served by two family bathrooms. Three bedrooms enjoy the delightful views, two of which are double in size and feature open fireplaces, while the fourth bedroom to the rear is currently used as a study.

### Outside

Tredown sits in an elevated position within the landscape and is approached via a private no-through road, bordered by hedgerow. It is the site of a historic farmstead, and the grounds retain considerable period charm and character. To the front and side of the main residence, a south-facing terrace takes full advantage of the outlook over the lawns and countryside beyond, offering an ideal space for outdoor seating and relaxation. To the east lies a traditional walled garden, mainly laid to lawn and complemented by a variety of established shrubs and mature trees, creating a tranquil and picturesque setting. A collection of outbuildings includes a large open-sided barn and a Grade II listed stone barn dating from 1818, along with several smaller former farm buildings. Together with the surrounding paddocks, they provide exciting potential for a range of uses, including equestrian pursuits, holiday lets, and other rural enterprises, subject to the necessary planning permissions.

## Location

Tredown is situated in a rural position within the hamlet of Elmgate, within the Tamar Valley National Landscape and a short drive from the town of Saltash, the historic gateway to Cornwall. Saltash provides a wide range of everyday amenities including independent shops, cafés, restaurants and leisure facilities and supermarkets such as Waitrose that offer home delivery services. Plymouth is easily accessible and offers extensive retail, cultural and leisure amenities including Drake Circus shopping centre, the waterfront areas of Royal William Yard and The Barbican, together with a wide choice of schooling and a university. The property is well placed for transport connections, with Saltash railway station providing services along the Cornish Main Line, and Plymouth offering direct mainline services to London Paddington in just over three hours. The A38 and Tamar Bridge provide excellent road links into Plymouth and east towards Devon and Exeter, as well as west into Cornwall, making the location well placed for commuting. The surrounding Tamar Valley landscape, offers a range of walking, cycling and outdoor pursuits, with nearby access to river walks and wooded valley scenery. The dramatic open moorland landscape of Dartmoor National Park is also within easy reach. Nearby St Mellion Estate provides extensive golf and leisure facilities including a gym and swimming pool. There are several popular National Trust houses close by that include Antony, Port Elliot Estate, Cotehele and Mount Edgecombe. For sailing enthusiasts, Treluggan boatyard is just a few minutes driveaway and navigable from the Lynher Estuary with mooring available in the summer months that can be seen from Tredown.

Postcode region: PL12 4QY

## General

Local Authority: Cornwall Council

Services: Mains electricity and water. Private drainage which is currently being investigated for compliance.

Council Tax: Band D

EPC Rating: F

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



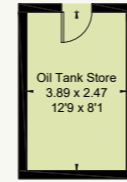
Approximate Floor Area = 215.9 sq m / 2324 sq ft  
 Outbuildings = 210.4 sq m / 2265 sq ft  
 Total = 426.3 sq m / 4589 sq ft (Excluding Open Space)



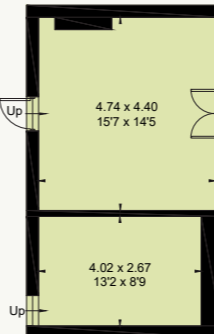
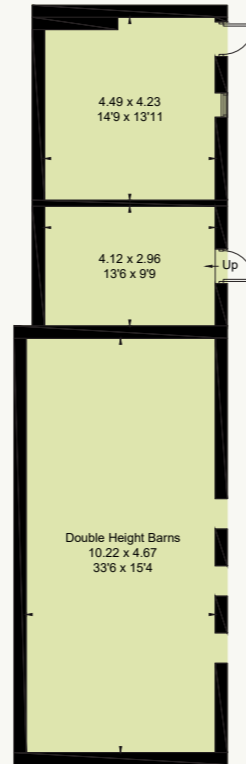
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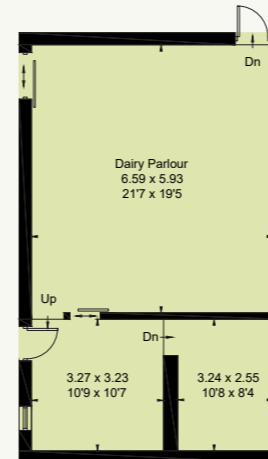
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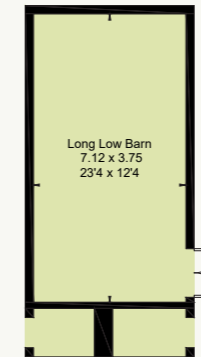
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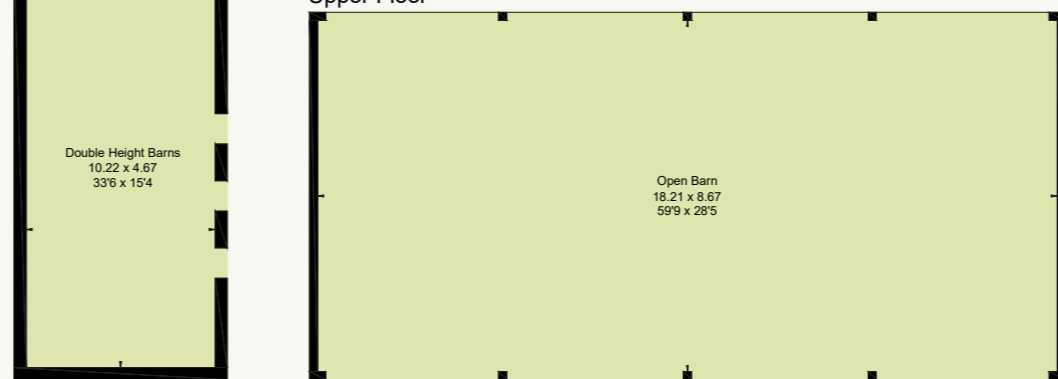
Outbuilding Upper Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

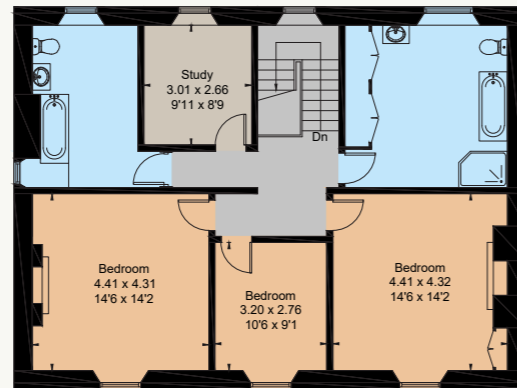


Outbuilding - Ground Floor  
 (Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105539

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