

Tregardock

Cornwall



A Cornish farmhouse set in an exceptional coastal position with direct access to the coastal path and Tregardock Beach

Tregardock, Port Isaac, Cornwall, PL33 9ED

Port Isaac 6.5 miles, Wadebridge 10.8 miles, Bodmin Parkway 17 miles
(London Paddington 3h 51 mins), Newquay 23 miles, Newquay Airport 25 miles

Features:

Main house: Reception hall | Sitting room | Drawing room
Dining room | Kitchen | Pantry | Cloakroom | Five bedrooms
Two family bathrooms | WC | EPC rating F

Bothy/Office: Open-plan sitting room and kitchen | One
bedroom
Shower room | Utility

Barn | Cart shed with granite pillars | Stone and slated
outbuilding with attached single garage | Log store | Freezer
room | Oil shed | Store | Garden | Grounds

About 29.44 acres in all





The property

Tregardock lies in an exceptional position on a headland on the beautiful North Cornwall Coast. The farmhouse provides over 3,500 sq ft of well-presented accommodation configured over two floors and enjoys breath-taking coastal and countryside views from every room. The property benefits from a detached one-bedroom cottage currently used as a successful holiday let as well as several outbuildings. Tregardock enjoys 29 acres of rolling grounds providing a secluded and peaceful haven.

A bright and welcoming entrance hall leads through to the property's ground floor reception rooms which include a spacious drawing room with a feature fireplace, wood stove and a triple-aspect providing a wealth of natural light and panoramic views. There is also a dining room and an adjoining sitting room providing a comfortable place to relax with a fireplace fitted with a woodburning stove. The kitchen has farmhouse style units and plenty of worktop space as well as space for a breakfast table and an electric cooker and Rayburn. Also on the ground floor is a larder and a downstairs cloakroom. There are attractive polished wood floors throughout the ground floor. Upstairs there are four double bedrooms and a smaller single bedroom. The generous principal bedroom benefits from fitted storage and a walk-in-wardrobe which could also be a dressing room or en suite bathroom, as well as a large bay window providing far reaching sea views. The first floor also has two spacious family bathrooms and a separate WC.

Within the property's grounds is a detached one-bedroom bothy with an open-plan sitting room and kitchen and a shower room. The bothy further benefits from a detached utility room providing useful space for storage and appliances as well as its own enclosed garden. The Bothy could be used for multi-generational/ guest accommodation or alternatively could be a home office.

Outside

The property is set in far reaching gardens and grounds of approximately 29 acres with spectacular views over the rolling countryside and the Atlantic beyond. Surrounding the property is a well-maintained walled garden with a variety of established shrubs and a terraced area providing an ideal spot for alfresco dining and for admiring the exceptional views. Within the property's grounds are several outbuildings including two barns, a log store, freezer room, oil shed and an additional store that provide development potential subject to the necessary consents. A gravel driveway leads to the front of the farmhouse where there is parking space for multiple vehicles as well as access to the detached outhouse and single garage. A footpath leads from above the property to the incredible cliffs and coastal rock formations, as well as to the picturesque nearby beaches.

Location

The property occupies a superb position, set just back from the dramatic headland and moments from the stunning Tregardock beach on the north Cornwall coast. Situated in an Area of Outstanding Natural Beauty, the area provides breath-taking walking, cycling and riding routes with the South West Coast Path nearby, offering spectacular routes along the rugged coastline. The camel trail and Bodmin moor are also within easy reach providing further opportunities for outdoor pursuits while there are also numerous beaches with miles of golden sands to explore and world class surfing. The picturesque fishing village of Port Isaac is close by, rich in maritime history and known for its narrow streets, charming, whitewashed cottages and superb coastal views and walks. Nearby Camelford has several local amenities, including a small supermarket and other local shops, plus pubs, cafés, restaurants and primary and secondary schooling while a further extensive range of amenities can be found in the attractive shopping town of Wadebridge which is located on the River Camel just over 10 miles away.





The area benefits from a good selection of state schooling including Delabole Primary School and Sir James Smith's Community School; together with some noteworthy independent schools including Highgate Hill House, St. Joseph's and St. Petroc's. The property has excellent communication links: the A395 provides easy access to the A30, with good connections to the rest of the county, while Bodmin Parkway station offers regular trains to London Paddington in less than four hours. Cornwall Airport Newquay is approximately 23 miles away.

Directions

From Exeter, take the A30 west for 41.6 miles. Use the left lane to take the ramp to A395/Wadebridge/Camelford/A39. At the roundabout take the third exit onto A395 and then take the first exit at the next roundabout to continue on the A395. After 10.5 miles turn left onto A39 and then after 7 miles turn right onto B3314. Turn right onto B3266 and then turn immediately left onto B3314. Turn right after 3.3 miles and then take the left turn after 0.4 miles. Continue on this road until you reach the property.

General

Local Authority: Cornwall Council

Services: Mains water and electricity, oil fired central heating. Private drainage (which we understand to be compliant to current regulations)

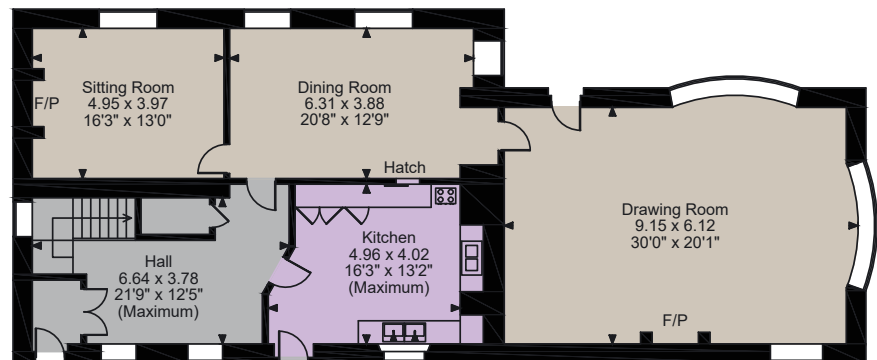
Council Tax: Band E

Tenure: Freehold

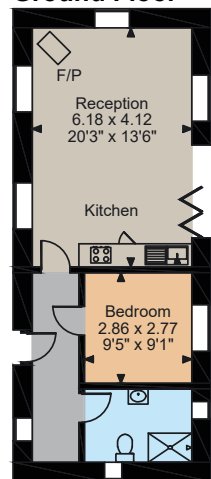
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not. There are Rights of Way for the benefit of the neighbours. Some of the outbuildings have covenants on. Further details are available from the agents.



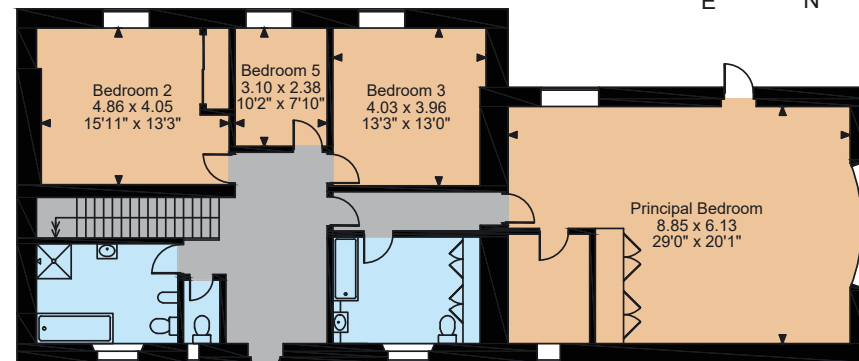
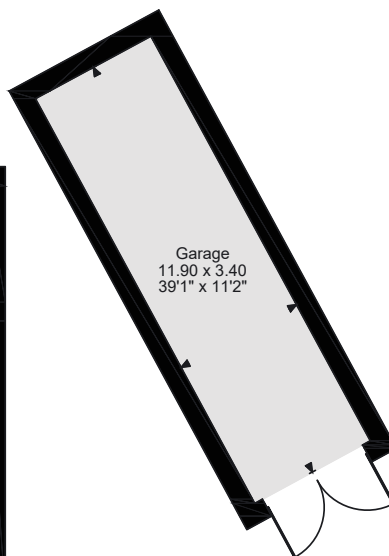
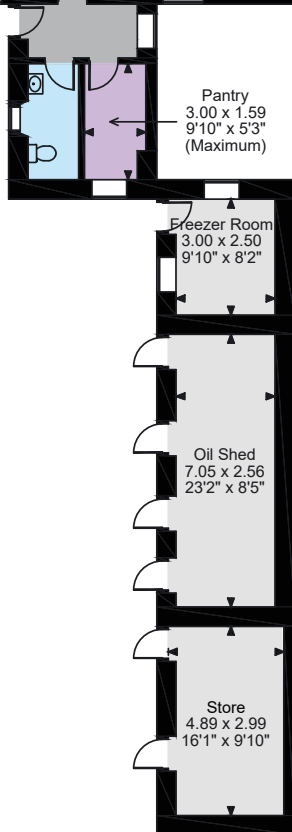
Tregardock, Delabole, Cornwall
Main House internal area 3,597 sq ft (334 sq m)
Garage & Store internal area 422 sq ft (39 sq m)
Outbuildings internal area 2,252 sq ft (209 sq m)
Annexe internal area 587 sq ft (55 sq m)
Total internal area 6,858 sq ft (637 sq m)



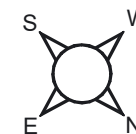
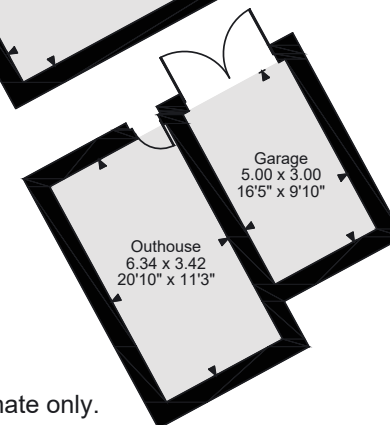
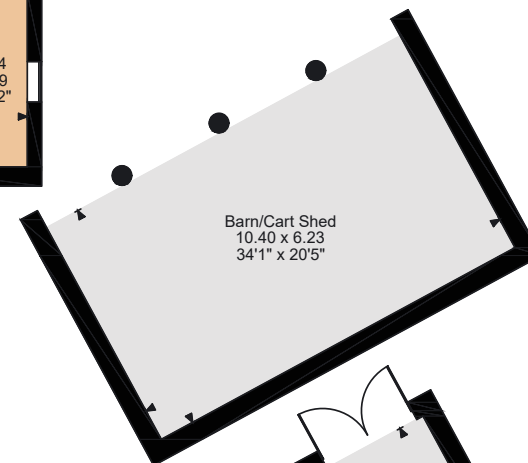
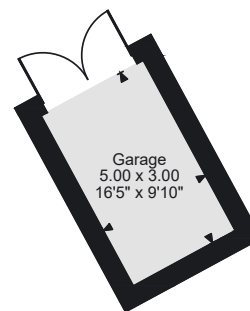
Ground Floor



Annexe



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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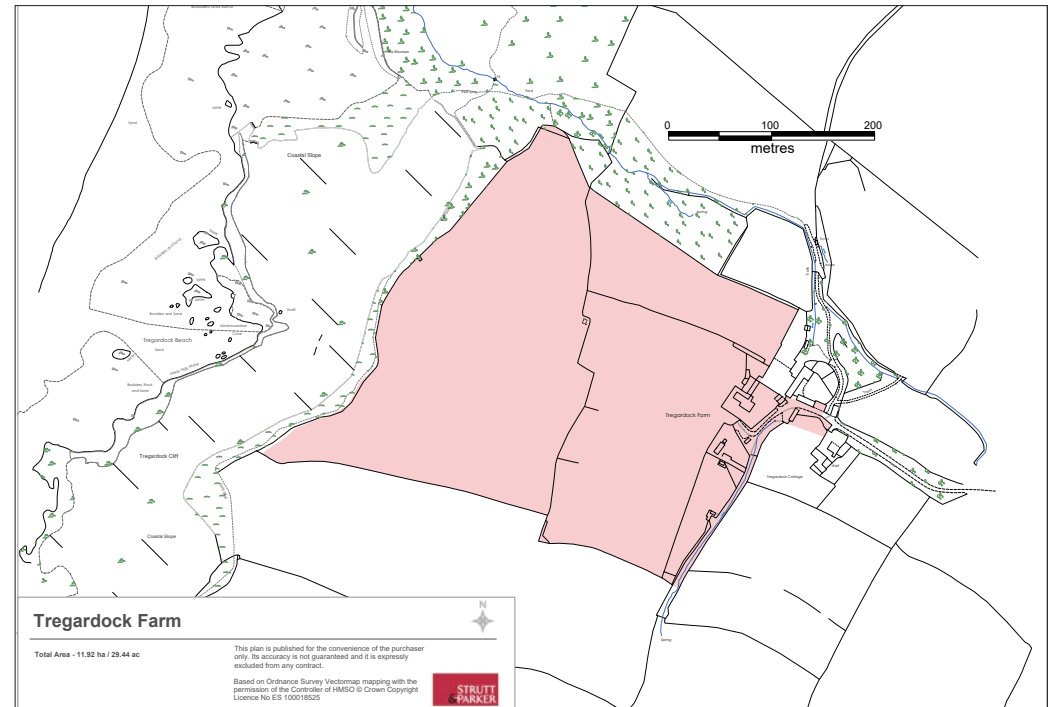
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