



# Trebrea Lodge

Cornwall



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A distinguished and beautifully refurbished  
Grade II\* listed country house, with an  
annexe and a studio offering development  
potential, nestled in grounds of 4.14 acres  
with stunning 180° sea and  
countryside views.

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Trebrea Lodge, Tintagel, Cornwall PL34 0HR

Boscastle 3.3 miles, Newquay Airport 27.6 miles, Exeter St. Davids 60 miles  
(London Paddington 2 hours)

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*Features:*

Main House: Reception hall | Sitting room | Family room  
Dining room | Kitchen/breakfast room | Cloakroom  
Principal bedroom with en suite | Penthouse suite with en  
suite | Two further bedrooms with en suites | EPC rating F  
Annexe: Open-plan kitchen, dining and living area  
Cloakroom | Two bedrooms | Family bathroom  
Studio: Reception hall | Sitting room | Kitchen | Two  
bedrooms, one with dressing room | Family bathroom  
Landscaped gardens | Orchard | Paddock | Woodland  
Outbuilding | Approximately 4.14 acres

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About 4.14 acres in all









### *The property*

Trebrea Lodge is a superb and architecturally significant Grade II\* listed property with 14th and 18th century origins providing a wealth of immaculate accommodation configured over three floors. The property has been meticulously restored by the current owners who appointed the award winning London architect Simon Conder to oversee the renovations. The result is a property offering elegant interior modern design with premium high specification fixtures and fittings throughout blended seamlessly with original period details such as large sash windows, high ceilings with intricate mouldings, detailed cornicing, and impressive original fireplaces. The property has been designed to take full advantage of the panoramic views with much of the accommodation benefitting from views towards St Materiana's Church and the Atlantic beyond. The property is currently a very successful holiday let but could also provide a large family home with versatile accommodation.

A bright and welcoming entrance hall leads through to the ground floor reception rooms which comprise a spacious family room and dining room both with feature fireplaces and a contemporary kitchen/breakfast room which has a large central island and a Wolf dual fuel range oven with an electric barbeque and a teppanyaki. The ground floor has slated underfloor heating throughout and is completed by a useful cloakroom. A galleried landing rises to the first-floor accommodation which comprises a spacious sitting room, the principal bedroom with en suite (both with underfloor heating) and a further double en suite bedroom. The principal bedroom has a Hoesch designer freestanding bath and a separate shower unit. The second floor provides a generous third bedroom spanning the entire second floor and an additional fourth bedroom, both with en suites. The first and second floor accommodation has oak engineered flooring with Portland stone slab flooring in the en suites.

Trebrea Lodge benefits from a detached studio and an annexe both providing excellent development opportunities to be converted into further beautifully presented accommodation. The annexe offers an open-plan living space on the ground floor with two bedrooms upstairs and

a family bathroom while the studio comprises a comfortable sitting room, a kitchen with an adjoining utility on the ground floor and two bedrooms and a family bathroom on the first floor. The annexe and studio provide flexible accommodation options with opportunities for multi-generational living, guest accommodation or income potential if the main accommodation is used as a private residence.

### *Outside*

Trebrea Lodge lies within beautiful, landscaped grounds of approximately 4.14 acres that have been designed by the renowned landscape architect Jinny Blom. A pair of stone gate piers with wooden gates lead the approach to the property which is reached by a gravelled carriage driveway flanked by topiary yew balls and mature trees. The property is set back from a quiet lane and is surrounded by a drystone walled garden with a variety of established trees, an orchard, a croquet lawn and extensive tiered lawns that back onto a small copse of deciduous and fir trees. High up in the grounds is also a spring fed stream while a gravel patio area to the rear of the property provides an ideal space for al fresco dining. Much of the grounds enjoy spectacular views over the rolling countryside and the sea beyond. An additional paddock opposite the house not only provides further outside space but also protects these extensive views.

### *Location*

The property occupies a superb position, set around 1 mile inland from the North Cornwall coast and the popular Trebarwith Strand beach. The property faces west and enjoys extensive views that stretch along the south west coastline around Port Isaac Bay to Pentire Point at the mouth of the Camel Estuary. 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 nearby village of Tintagel known for its dramatic cliffs and the historic Tintagel Castle offers various amenities including

















several shops, cafes, restaurants, and public houses as well as a pharmacy and a post office. The picturesque fishing village of Boscastle is also close by, known for its historic architecture and scenic harbour with 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 15 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 Exeter St. Davids station offers regular trains to London Paddington in two hours. Cornwall Airport Newquay is approximately 27 miles away.

#### History

Trebrea Lodge boasts a rich local history, with ties to Alfin Trebrea mentioned in Arthurian legends. Research by Commander G H G Bray suggests that Guillaume De Brai, also known as Bray, was a princeling of Normandy, accompanying William in 1066. The property, a gift from the Black Prince, has been associated with the Bray family since the early 14th Century, and significant renovations, including the central three-story part, were undertaken by John Bray circa 1800. The Bray family retained ownership until the mid-19th Century.

The comprehensive listing schedule details the stuccoed front elevation adorned with rusticated quoins, a rear elevation partly clad in slate, a roof of rag slate, and flanking lower wings to the right and left featuring gable ends and sprocketed eaves. The fenestration, believed to be from the late 18th or early 19th century, is described with twelve-pane hornless sashes and crown glass. Notably, the Listing includes a local legend suggesting the Bray family's alleged involvement in smuggling, even mentioning the existence of a tunnel across the rear of the house.







### *Directions*

From Exeter head southwest and merge onto the A30. After 41.6 miles use the left lane to take the ramp to A395/Wadebridge/Camelford/A39. After 0.3 miles take the 3rd exit at the roundabout onto A395. Then take 1st exit at the next roundabout to stay on A395. After 9.4 miles turn right and after 0.7 miles turn left onto A39. Turn right after 0.2 miles and then take the left turn after 4.8 miles. Continue straight onto Trenale Lane and the destination will be on the right.

### *General Information*

**Local Authority:** Cornwall Council

**Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations.

**Council Tax:** Band H

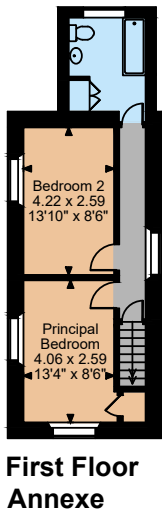
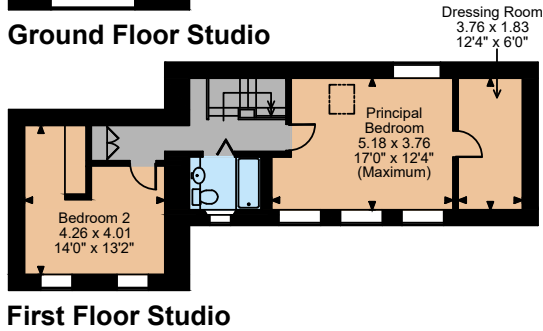
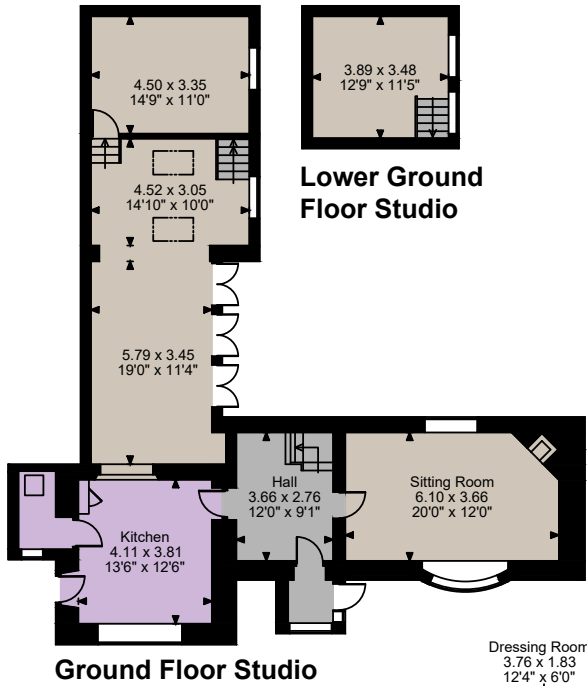
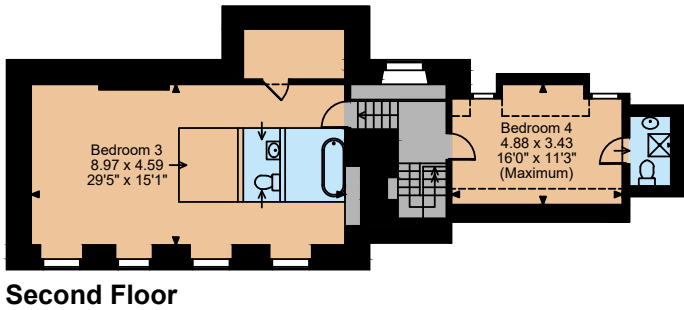
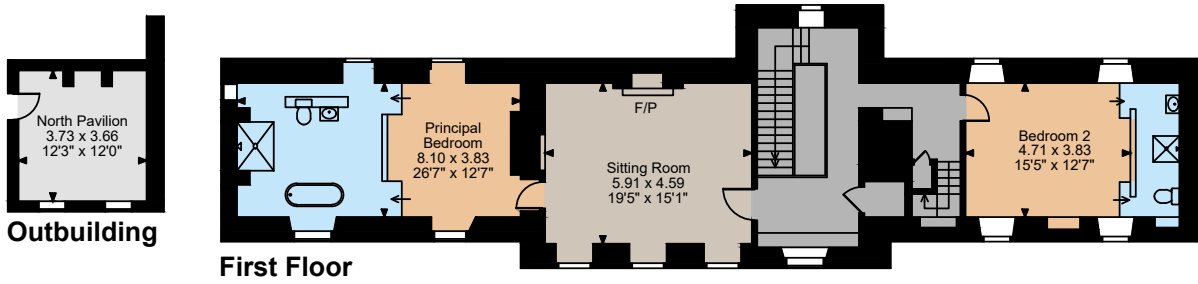
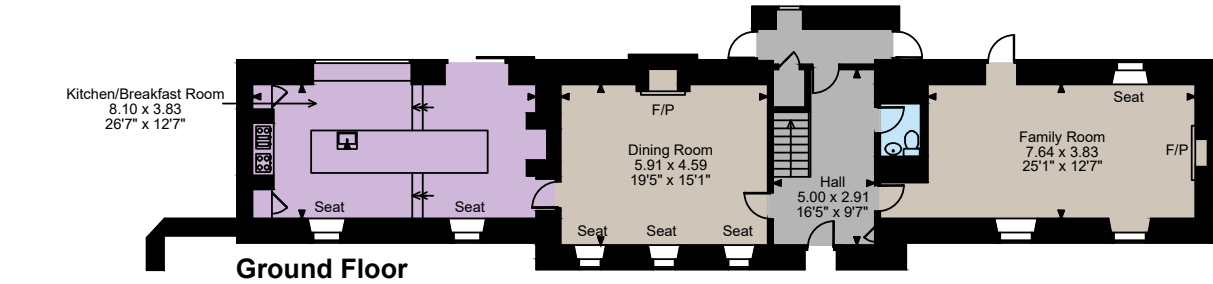
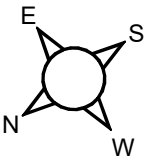
**Tenure:** Freehold

**Offers In Excess Of:** £2,500,000





Floorplans for Trebrea Lodge, Tintagel, Cornwall  
 Main House internal area 3,224 sq ft (300 sq m)  
 Outbuilding internal area 147 sq ft (14 sq m)  
 Studio internal area 1,913 sq ft (178 sq m)  
 Annexe internal area 820 sq ft (76 sq m)  
 Total internal area 6,104 sq ft (567 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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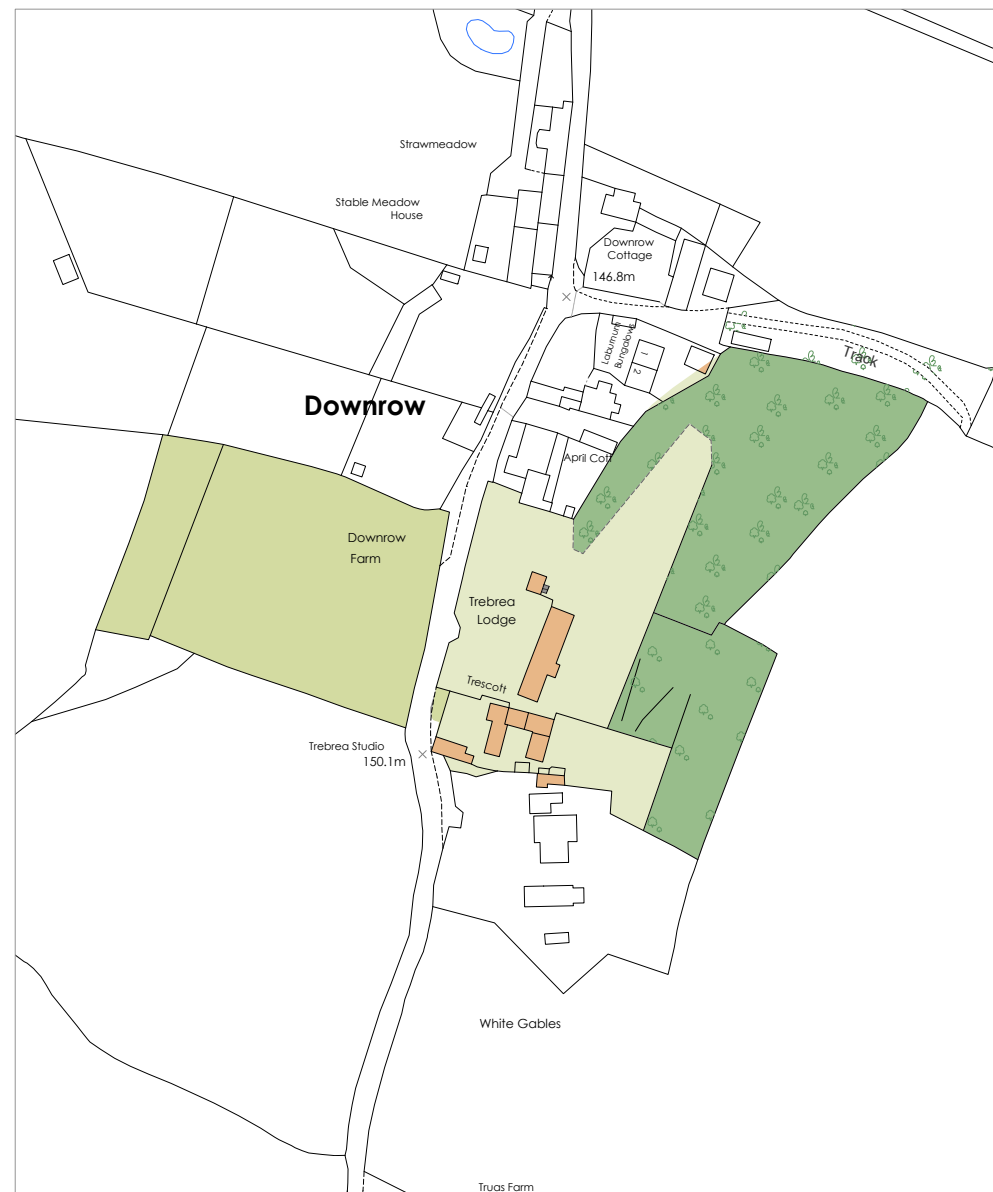
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## Trebrea Lodge, Tintagel, PL34 0HR

Total Area - 1.68 ha / 4.14 ac

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