

Trethill House

Cornwall



A magnificent Grade II listed period country house in a secluded setting with wonderful gardens and estuary views. Available as a whole or in two lots.

Trethill House, Torpoint, Cornwall PL11 3BB

St Germans: 3.8 miles (London Paddington from 3h 31 minutes), Plymouth: 8 miles (via Torpoint ferry), Exeter: 60 miles, Exeter Airport: 63 miles

Features:

Lot 1: Reception hall | Drawing room | Dining room | Library
Sitting room | Study | Kitchen/breakfast room | Utility room
Pantry | Downstairs WC | Cellars | Principal bedroom with en
suite bathroom | Four further bedrooms | Office/bedroom 6

Three family bathrooms | EPC rating F

Coach house with stables and flat above: Sitting room

Kitchen | Two bedrooms, one en suite | Bathroom

EPC rating G

Swimming pool | Sun room | Landscaped gardens and
grounds | Woodland | Paddocks

Approximately 27.85 acres

Lot 2: Millstream | Ponds | Woodland

Approximately 7.64 acres





Lot 1

The property

Trethill House is an exceptional Grade II listed country house nestled in enchanting grounds of approximately 27.85 acres in the idyllic Cornwall countryside. The property, built in 1840, is the work of George Wightwick and it is remarkable that the house and stables remain essentially as he designed them with all their detail intact. George Wightwick learned his trade working with Sir John Soane and his original designs, including cornices and plasterwork, can be viewed today in the RIBA archive at the Victoria and Albert museum. Trethill estate is first referred to in the Glebe Terrier in 1602 and came into the ownership of Captain Samuel Wallis in 1791 who circumnavigated the globe and discovered Tahiti as well as many other islands. The property offers elegant and substantial accommodation extending to more than 6,700 sq ft with a wealth of characterful features including high ceilings, large sash windows, impressive original fireplaces and flooring and intricate, ornate mouldings and cornicing. The property benefits from a detached Coach House offering equestrian facilities and further beautifully appointed accommodation as well as providing opportunities for multi-general living, guest accommodation or income potential subject to the necessary consents.

The welcoming entrance hall leads through to the property's five ground-floor reception rooms. The drawing room and formal dining room both feature impressive original fireplaces and enjoy far reaching views over the property's grounds, with the drawing room also benefitting from a dual-aspect through a bay window and a large sash window providing a wealth of natural light. Further welcoming reception space can be found in the sitting room and the impressive library, while there is also a useful study. The kitchen and breakfast room provide plenty of storage in units to base and wall level, an Aga, modern integrated appliances and space for a large breakfast table. The adjoining pantry, store and utility provide further generous space for storage and appliances. The ground floor accommodation is completed

by a useful cloakroom. from a substantial cellar that has opportunities for development into further accommodation if required. Currently it is used for storage of wine, coal and logs as well as having a considerable capacity for storing water which can be used for the garden and swimming pool. There is another very substantial reservoir under the stable yard.

Two staircases lead to the first floor accommodation where there are six well-appointed double bedrooms with one of the bedrooms currently set up as an additional office space. The generous principal bedroom benefits from a large en suite, plenty of natural light and a balcony that provides a wonderful vantage point to admire the views. The first floor is serviced by three family bathrooms with one featuring a freestanding roll top bath tub and a separate shower unit.

The Coach House

The detached Coach House provides attractive accommodation with a self-contained apartment on the first floor which comprises a large sitting room with sky lights above, a fully-equipped kitchen, one bedroom with en suite, one further bedroom and a family bathroom. The Coach House provides flexible accommodation options and opportunities for income potential subject to the necessary consents. On the ground floor of The Coach House there is a double garage and equestrian facilities that include a saddle room, tack room and four stables.

Outside

Trethill House sits in a secluded and elevated position, surrounded by its extensive grounds of approximately 27.85 acres with exceptional views over the countryside and out to the estuary. The grounds include beautiful landscaped gardens, rolling meadows and lawns, mature woodland, an outdoor heated swimming pool, sun room, garden sheds, a vegetable garden and several paddocks providing ideal space for exercising horses or for grazing animals. The property benefits from the exceptionally temperate micro-climate of the Rame Peninsular, with an average rainfall of 35-40", which









encourages the wonderful collection of camellia, magnolia, michaelia and rhododendron, many well established, as well as the spectacular display of wild English bluebells in the woods. A driveway leads to the front of the property where there is ample parking space for numerous vehicles, with further secure parking found in the integrated garage in The Coach House.

Lot 2

Lot 2 includes 7.64 acres of mature woodland with several streams, ponds and waterfalls providing a haven for wildlife, flora and fauna.

Location

Trethill house is a charming Grade II listed house in the parish of Shevioc which is in an Area of Outstanding Natural Beauty. The parish is nestled in the Cornish countryside not far from the Devon/Cornwall border and spreads across the neck of the Rame Peninsula between the sea and the Lynher River. The Lynher River flows through the county and enters the River Tamar which in turns flows into the Plymouth Sound. The area is particularly attractive to those who enjoy the outdoors and includes stretches of Whitsand beaches within striking distance from the property, Whitsand Bay links golf course with its challenging holes overlooking the Atlantic coastline and the nearby Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides. In nearby Craffthole, there is a community shop, Post Office, restaurant and the Finnygook Inn which serves locally sourced produce and ale. While the village of Portwrinkle is also close by and has small harbour with two beaches and a beach café serving traditional Cornish food. The historic naval port of Plymouth is 8 miles away via the Torpoint ferry and offers extensive cultural, recreational and educational facilities including three theatres, Drakes Circus shopping centre, many sporting facilities and a fine university. The Barbican area has retail art galleries, numerous bars and eating places including the Barbican Kitchen. Local schooling is also extensive with a good number of schools in the area, most notably Plymouth Independent College.

Road and rail links are excellent with regular services to London Paddington (from 3 hours 37 minutes) directly from St Germans station which is roughly a 10 minute drive away. The A38 dual carriage road is 5.5 miles to the north and provides a quick route to Exeter and the motorway network. Exeter Airport is to the north of Exeter and has regular direct flights to Europe and the rest of the UK.

Directions

The postcode PL11 3BB will take you to the property using a satellite navigation system

General

Tenure: Freehold

Local Authority: Cornwall County Council

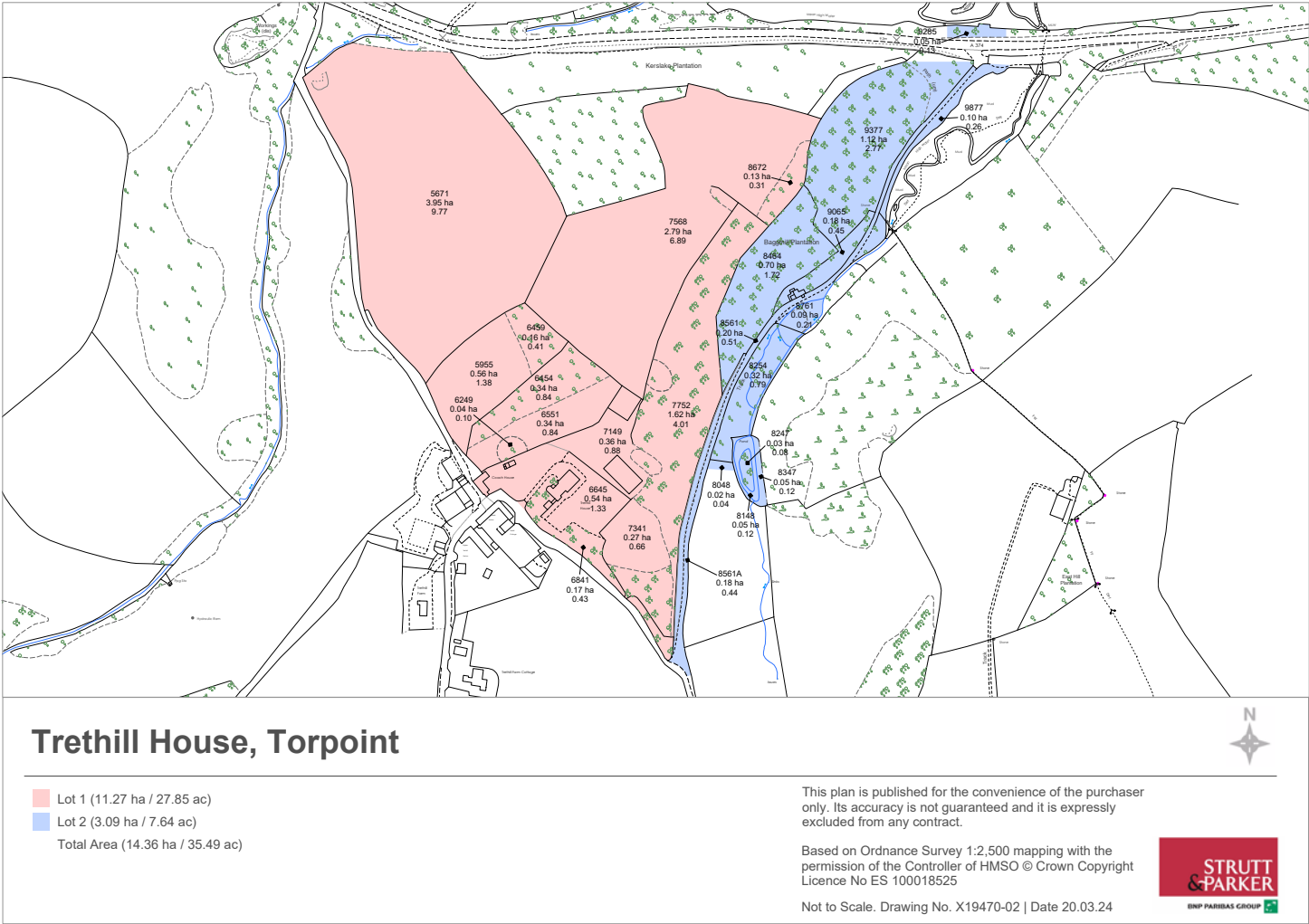
Council Tax: Trethill House Band H

Coach House: Band A

Services: Mains water and electricity and private drainage which we understand may not comply with current regulations. Further information is being sought. Oil-fired central heating. Private water supply (via well) to the swimming pool and garden

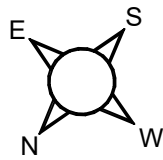
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: Lot 1 £2,500,000 Lot 2 TBC





Trethill House, Torpoint
 Main House internal area 6,725 sq ft (625 sq m)
 Garage internal area 293 sq ft (27 sq m)
 The Coach House internal area 2,038 sq ft (189 sq m)
 Garden Sheds internal area 409 sq ft (38 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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