



**STAGS**

Treskelly  
Farmhouse



# Treskelly Farmhouse

St Germans, Saltash, PL12 5PE

St Germans 1 mile Saltash 8 miles Plymouth 14 miles

- 1 Acre
- In Need of Refurbishment
- Detached Barn Offering a Wealth of Potential
- Truly Stunning Rural Views
- Garage
- Five Bedrooms
- Further half an Acre Available by Negotiation

**Guide price £495,000**

## SITUATION

Treskelly Farmhouse lies about 0.5 miles south of Polbathic Village and occupies a very private yet accessible south facing position. The village of Polbathic stands on a tributary of the River Lynher and has a pub and village hall. The nearby village of St Germans has the sought after village facilities including a main line railway station (Plymouth to London Paddington 3 hours), providing a very useful commuting link, community shop, primary school, doctors' surgery, church, public house and a sailing club.

St Germans is also home to the beautiful Port Eliot Estate with its fascinating parkland gardens and the house is now open to the public. A wide range of shopping, educational and recreational facilities are available at Saltash including a Waitrose store on its northern outskirts.

St Mellion International Golf Resort lies approximately 13 miles distant and the city of Plymouth lies within a relatively short commute and has an excellent shopping centre which is adjacent to the historic and beautiful waterfront areas of the Barbican and Hoe. Plymouth also has a ferry port with regular services to France and Northern Spain.

The wide expanses and beaches of Whitsand and Looe Bay are only a short drive away.

## DESCRIPTION

This traditional Cornish farm house was constructed in 1903 over two levels, situated in an elevated position with a due southerly aspect and enjoys spectacular far reaching views over the rolling green Cornish countryside. Today Treskelly Farmhouse is in need of refurbishment but would create a significant family home. To the rear of the property is a sizable two storey traditional agricultural building with a multitude of potential uses, subject to the necessary consents.



A stunning and sizable farmhouse with beautiful views and a large detached barn offering potential.





The house is located adjacent to a range of traditional barns that will be shortly sold by our clients for conversion.

### ACCOMMODATION

The house was inhabited until recently and needs updating throughout. It enjoys all the proportions of a grand farmhouse of the turn of the century, with high ceilings and large and airy rooms, original features and character aplenty.

On the ground floor the accommodation includes: sitting room, drawing room, breakfast room, kitchen and utility. On the first floor there are 5 bedrooms and a family bathroom.

The accommodation extends to almost 3,000 square feet, in addition to a further 3,000 square feet of detached two storey barn, located to the north of the main house.

### GARDEN & GROUNDS

The house sits neatly in its own gardens, The curtilage of the property extends to almost one acre and, like the house, offers a wealth of potential and today has a blank canvas to create spectacular and private grounds. (see attached plan)

A number of barns have recently been demolished in the centre of the rear garden area and their asbestos roofs removed off the property.

A further, around half an acre, of amenity land in front of the farmhouse, which will be available by separate negotiation, following completion of the transaction. Please enquire for further information.

### COVENANTS

Certain covenants are to be imposed in order to benefit the property and also to protect and benefit our client's retained estate. These would include:

No new buildings are to be erected on the property without the vendor's prior written consent. The storage of scrap and any noisy uses are not permitted. The use of the property is to be limited to that of a single private dwelling house.

The vendor reserves the right to build on adjoining land together with the right to make future service connections.

### TENURE

Freehold.

### COUNCIL TAX BAND

Band E.

### SERVICES

Water a mains water supply pipe has recently been made available. Electricity is supplied to the property.

A telephone line is present at the property. The property currently has a septic tank

### VIEWING/NEGOTIATIONS

Strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: [plymouth@stags.co.uk](mailto:plymouth@stags.co.uk).

### DIRECTIONS

From the Trerulefoot roundabout, head towards Looe and Polbathic, on the A374. Ignore the right hand turn onto the A387 towards Looe. Shortly after this, turn left (hidden turn) and cross the river and climb the hill. Take the first left and turn left again and you will find the long driveway to the property.







These particulars are a guide only and should not be relied upon for any purpose.

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