

TREWETHERN FARM

CHAPEL AMBLE



JB ESTATES

EST.  1971

Trewethern Farm, Chapel Amble, PL27 6ER

This attractive and traditional Grade II Listed farmhouse with stone and granite façade is situated on the outskirts of the rural north Cornwall village of Chapel Amble and St Kew. A much-loved family home dating back to the 16th century, it is set in approx. 17.23-acres of private grounds with far-reaching countryside views, yet only a short distance from the coast.

- A handsome farmhouse steeped in charm with many original features.
- 5 bedrooms and 5 Bathrooms (3 en-suite)
- Two well-proportioned reception rooms with far-reaching countryside views, a study, and a large conservatory.
- Large field with mature grounds and lawned gardens, outbuildings and ponds.
- Highly sought-after rural location within easy reach of the market town of Wadebridge and the vibrant north Cornwall coast.

Polzeath Beach 6.4 miles, Daymer Bay 6.2 miles, Rock 5.5 miles, Port Isaac 4.9 miles, Wadebridge 4.5 miles, Bodmin Parkway Station 14 miles, Newquay Airport 16.4 miles.

Viewings strictly by appointment

Guide Price £2,250,000

FREEHOLD





THE PROPERTY

Trewethern Farm provides a rare opportunity to secure this private Grade II listed family home, tucked away in Trewethern, on the outskirts of Chaple Amble and St Kew. A tranquil haven within easy access of the North Cornwall coast, Trewethern Farm enjoys a wealth of character with echoes of old-world grandeur. The property is surrounded by manageable mature gardens surrounding the property with further fields totalling 17.23-acres in all with far-reaching views across the Cornish countryside. It offers a charming, rural lifestyle yet remains only a short drive from the coast.

The property is approached via a driveway, opening out to a large, gravelled parking area for multiple vehicles. According to the listing, this well-proportioned Cornish farmhouse dates from the 1500's and was remodelled and extended in the 18th century. Original features include sash windows, original stone fireplaces and original Delabole slate floors that serve to create a timeless yet comfortable family home.

The accommodation extends to over 3,342 sq.ft and is arranged across two floors with two staircases. There are two generous reception rooms either side of the hall, both with open fireplaces and countryside views. The spacious kitchen/breakfast room provides a double AGA and a cloam oven with space for a large family dining table. The study is located just off the kitchen and enjoys a quiet rural aspect across the fields. The large conservatory on the south-side of the property and leads out to the garden. Five bedrooms (3 with en-suite bathrooms) on the first floor and a family bathroom and wet room on the ground floor.





ACCOMMODATION

Ground Floor: Portico | Hallway with archway to the Sitting Room with open fireplace | Drawing Room with open fireplace | Family bathroom | Generous kitchen, breakfast room with AGA and original cloam oven | Walk in larder | Rear hall with covered well and back door leading to parking | Useful utility room leading to W.C/ Wet room | Study with countryside views | Conservatory with direct access out to the gardens | Two Separate staircases.

First Floor: Principal bedroom with en-suite bathroom and garden views | Two further double bedrooms with garden views | Two en-suite guest bathrooms with access providing flexible layout | Two further single bedrooms.

SERVICES Mains water supply and electricity | Private drainage | LPG central heating.

FIXTURES & FITTINGS Contents are excluded from the sale.

LOCATION

Situated in-land, between the coast and the popular villages of Chapel Amble and St Kew both with village pubs serving excellent food a few minutes away. Trewethern is well positioned just a few miles from some of the best sandy beaches in North Cornwall, including Polzeath, Daymer Bay, Porthilly and the water sports resort of Rock. Trewethern Farm is also in close reach of many other picturesque villages and towns, including Port Isaac, Wadebridge, and Padstow beyond, which provide an array of amenities alongside excellent pubs, interesting shops and renowned restaurants including Nathan Outlaw in Port Isaac, Paul Ainsworth in both Rock and Padstow and Rick Stein in Padstow.



GARDENS & GROUNDS

A private driveway leads up to a gravelled parking area located to the side of the house with space for multiple vehicles. From here, a rear courtyard connects the parking area to the back door. The owners use this door to enter the property as it leads directly into the rear hall with access to the kitchen, utility room and wet room.

A manicured walled garden is located directly to the front of the property, with breath-taking views across the rolling countryside expertly framed by a matching pair of posts and finials with a wrought-iron gate. The front garden is planted with a variety of standard and climbing roses, wisteria, and lavender. The Ha-Ha between the field and the house ensures that the spectacular countryside views are preserved and provides a natural barrier for livestock.

The land extends to approx 17.23-acres in total, mostly comprising a separate field but including lawned areas bordered by mature specimen trees and established shrubs immediately surrounding the property. These sweep around to the South-side to a second sheltered semi-enclosed walled garden. The walled garden benefits from a variety of fruit trees, mature planting, and roses. A separate right of access from the rear connects to the large stone barn, currently used for storage. There are three further outbuildings, lawns, and a pond, providing a superb setting for this romantic country home.

HISTORY & LISTING DETAILS

Listing ref 1124731 for Historical England Grade II. Dating from the early 16C, remodelled & extended in the early 18C.



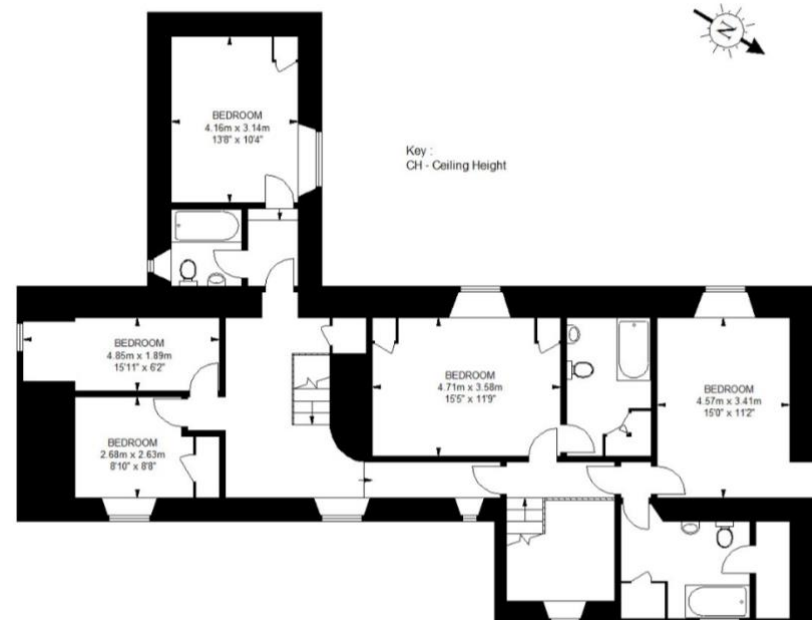
GROUND FLOOR
185.15 sq.m. (1993 sq.ft.) approx.



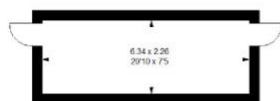
MAIN HOUSE
TOTAL FLOOR AREA : 310.47 sq.m. (3342 sq.ft.) approx.

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

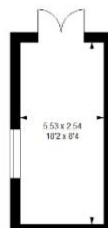
FIRST FLOOR
125.32 sq.m. (1349 sq.ft.) approx.



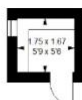
OUTBUILDING 2
14.31 sq.m. (154 sq.ft.) approx.



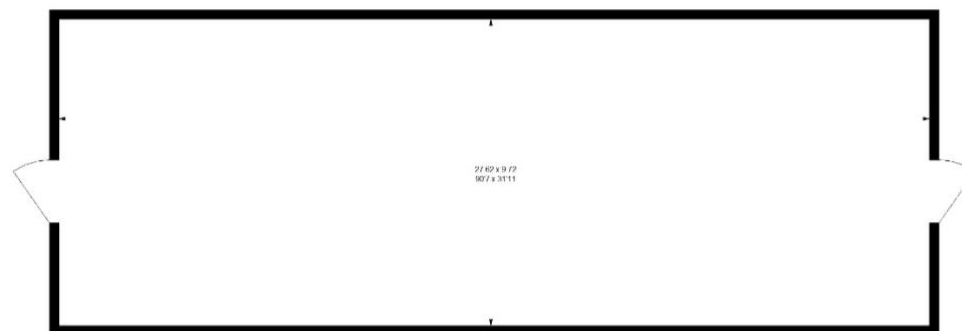
OUTBUILDING 3
14.12 sq.m. (152 sq.ft.) approx.



OUTBUILDING 4
2.88 sq.m. (31 sq.ft.) approx.



OUTBUILDING 1
267.74 sq.m. (2882 sq.ft.) approx.



OUTBUILDINGS

TOTAL FLOOR AREA : 299.05 sq.m. (3219 sq.ft.) approx.

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