



Historic farmstead with views to Bodmin Moor

Trefuge Farm, Coads Green, Launceston, Cornwall, PL15 7NB

Freehold



- A Charming and historic farmstead, offered to the market for the first time in over 20 years
- Set on the edge of approximately 11.56 acres of its own land, with further land available by separate negotiation
- Grade II Listed Farmhouse and converted former mill with far reaching rural views
- Consent to be separated into two dwellings if required, with the addition of a one bedroomed holiday let/annexe
- Detached stone barn with full residential consent for conversion to a separate dwelling
- Range of modern outbuildings including garaging, storage and stabling
- Consent for a modern garage and storage building has been granted

Local information

Launceston town centre about 6.5 miles, Exeter about 48 miles, A30 about 3.7 miles (all mileages are approximate)

Location

Trefuge Farm is situated within an area of stunning Cornish countryside between the Tamar valley and the dramatic rocky outcrops of Bodmin Moor AONB. This belt of lush farmland incorporates traditional villages and beautiful rivers and is both tranquil and rugged.

Trefuge is unspoilt by development with a remote atmosphere yet less than 4 miles from the main A30, with easy access to the North and South coasts. Coad's Green, the closest community has a primary school, village hall and chapel. At Lewannick there is a village shop and Post Office. Launceston, with its 11thc.

castle, has diverse shopping and is a sports and cultural centre for the area.

Trefuge Farmhouse

Trefuge Farmhouse is a characterful home requiring modernisation, that incorporates a substantial Grade II listed, stone-built farmhouse and attached former mill, which are currently used as one dwelling. If required, permission has been granted for the sub division of the farmhouse into two dwellings with living accommodation over two floors.

A pretty two storey stone former stable and carriage house attached to the main house is included in the proposed permission which allows for a self-contained, one bedroom cottage exclusively for holiday use.







Trefuge Barn

In addition to the accommodation and opportunity provided by the farmhouse, there is a detached stone barn, which is not Listed, and has consent to be converted and extended into a secondary dwelling with full residential consent for a three bedroomed unit.

Outbuildings

Within the grounds there are two substantial modern detached barns, situated to the north and south of the farmhouse. There is also a Grade II* Listed former granary within the gardens to the rear of the farmhouse. Planning permission has been granted to convert the modern barn to the south of the farmhouse into garaging and storage areas.

There is a former mill pond, which is fed from the farm's private freshwater spring and this runs to the remains of an overshot waterwheel, situated beneath the workshop area attached to the former mill.

Planning Details

For further details of the existing planning consents, please contact the agents or visit www.cornwall.gov.uk/planning and search under the following ref: PA19/08426.

Land

The farmhouse and buildings are set on the edge of approximately 11 acres of fenced pasture, which runs to the south east and west of the buildings. Further land to the south and east is available by separate negotiation. For details please refer to lots 2 and 3 on the boundary plan.

Services

Mains and private water supply. Private drainage. Oil-fired central heating. Mains electricity. Calor Gas to kitchen.

Tenure

Freehold

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

Directions

Approaching from the west on the A30, at Plusha take right turn B3257 towards Callington. After Congdon's Shop take first right signposted Trefuge. From the east on the A30 turn left onto B3257 and continue as above.

Viewings

Strictly by prior appointment with Savills.



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Gross internal area (approx) 369 sq m / 3972 sq ft

Barn 143.64 sq m / 1546.13 sq ft

Total 512.64 sq m / 5518.13 sq ft

Chris Clifford

Savills Truro

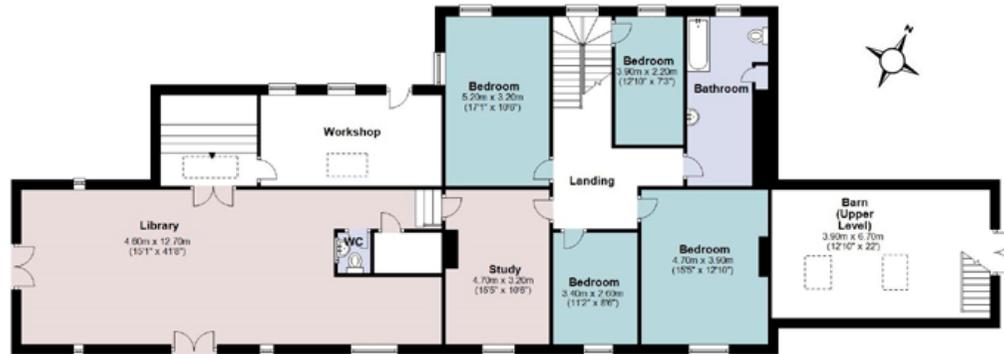
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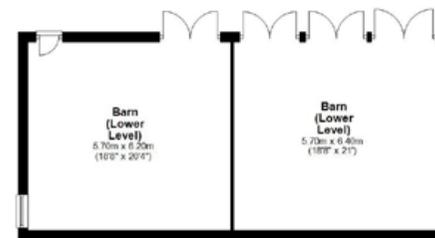
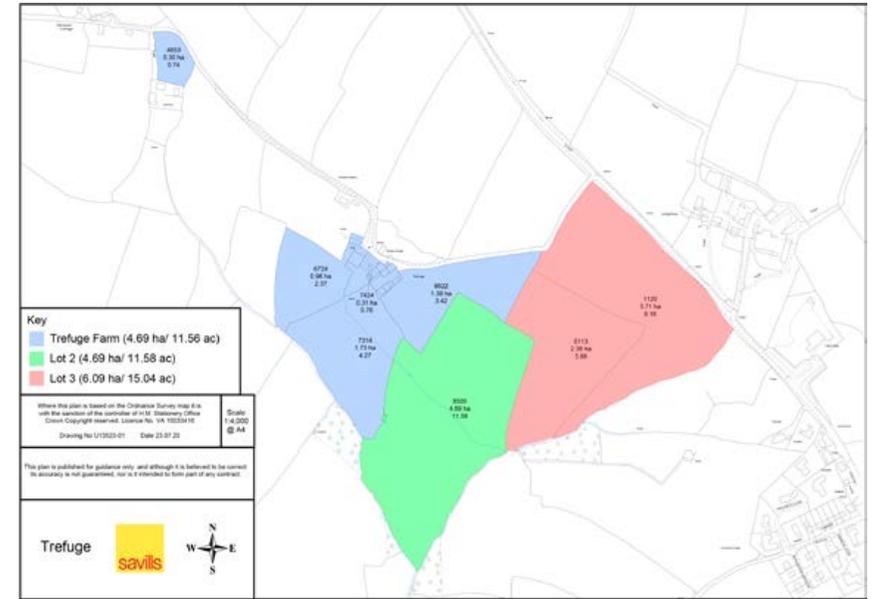
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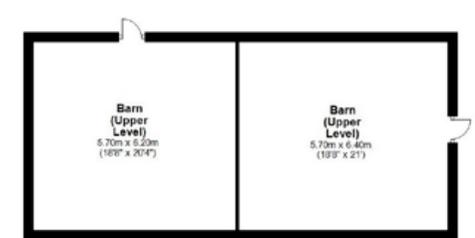
First Floor



Ground Floor



Ground Floor



First Floor

For identification only. Not to scale. © 20.07.31CC

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