



LEWANNICK, LAUNCESTON, CORNWALL

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A delightfully situated 60 acre farm with a renovated listed house, former mill and buildings with conversion potential (STP), stable barn and other buildings and long frontage to the River Inny.

Trelaske Manor Mill, Trelaske, Lewannick, Launceston, Cornwall, PL15 7QQ

A delightfully situated 60 acre farm with a renovated listed mill house, listed former mill with conversion potential subject to planning, farm buildings, stable barn and long frontage on the River Inny.

The stunning renovated Grade II Listed detached former mill house has walled flower gardens to the front, lawned rear garden and extensive parking area to the side. A Grade II Listed former mill offers potential for conversion subject to planning consents and a range of farm buildings include a further stone building with potential, a stable barn and large hay barn.

To the left hand side of the property access can be gained to the listed former mill building of stone construction with a slate roof and still containing original mill workings. To the side of this has been constructed a further timber and corrugated store and these are surrounded by additional areas of garden and rough ground.

To the right hand side of the house, through the parking area and also from the road, there is vehicular access into the farmyard with access to the stable barn and farm buildings and five bar gates leading into pastureland and paddocks that lead down to the river.

The property offers tremendous scope, subject to planning, for annexe or holiday let accommodation including the former mill and a stone barn providing the chance of creating a superb home with additional income.

The farm extends to about 60 acres with land on either side of a small country lane and occupies a picturesque setting in its own valley with part wooded sides and no near neighbours.

The house has been sympathetically and fully refurbished throughout to provide comfortable accommodation, still retaining a wealth of character features such as beamed ceilings, flagstone floors, inglenook fireplaces and recessed windows with window seats.

The property is only a short drive from the village of Lewannick which offers excellent local amenities including a village shop, post office, doctor's surgery, church, public house and community centre. The A30 and the market town of Launceston are approximately 15 minutes drive from the property and here will be found further facilities including supermarkets, banks and secondary schools. The A30 provides links further west into Cornwall or east towards Exeter and the M5 motorway.



Key Features

- * 60 Acre Ring Fenced Farm.
- * Peaceful Rural Location.
- * Grade II Listed Mill House Which Has Been Renovated And Extended
- * Grade II Listed Former Mill And Stone Workshop With Conversion Potential STP
- * Stable Barn With 6 Stables & Tack Room
- * Further Farm Buildings
- * Over 1000 yards Of Frontage On The River Inny (Fishing Rights excluded)



The picturesque stone mill house is Grade II listed and has recently been renovated and extended to a high standard providing comfortable accommodation including an annexe.

ACCOMMODATION:

All dimensions are approximate.

FRONT PORCH:

Stone walls. Timber and glazed windows to front and sides. Timber and decorative glazed front door. Slate roof and slate floor. Timber inner door with steps down to:

LOUNGE:

6.5m (21'4") x 3.58m (11'9") plus chimney breast recesses. Beamed ceiling. Inglenook fireplaces to either end with exposed granite and slate hearth, one with cloam oven and wood-burning stove. Two recessed timber and glazed windows to the front with views over the fields and woodland to the other side of the lane. Two radiators. Wide opening with steps down into:

DINING ROOM:

7.75m x 2.44m (25'5" x 8') Beamed ceiling. Stairs rise to the first floor. Understairs storage cupboard. Two radiators. Timber and glazed windows to either end. Further windows giving borrowed light from the rear hall and study. Timber door with single glass panel and granite step leads down to:

REAR HALL:

3.56m x 1.85m (11'8" x 6'1") Tiled floor. Radiator. Timber and glazed door to the rear garden. Velux. Cupboard concealing the central heating boiler. Wall mounted cupboard with fuse box and electric meter. Door to:

STUDY:

3.66m x 1.9m (12' x 6'3") Windows to the side and rear. Radiator. Sloping ceiling.

From the rear hall double doors open to:

SIDE VESTIBULE:

5.13m x 2.39m max. (16'10" x 7'10" max.) Beamed ceiling. Tiled floor. Radiator. Timber and glazed window to the side. Stairs with door to the first floor. Mullion window to the front. Timber and glazed double doors into:

SNUG:

3.56m x 2.41m (11'8" x 7'11") Beamed ceiling. Radiator. Timber and glazed windows to the side and rear.

From the vestibule further door opens to:

KITCHEN:

3.73m x 3.33m (12'3" x 10'11") A range of wood effect wall and base units with granite effect roll edge work surfaces. Integral dishwasher and integral fridge/freezer. Ceramic one and a half bowl sink and drainer. Flavel range cooker, gas hob and electric ovens with stainless steel extractor and light above. Tiled splashbacks. Radiator. Inset spotlights. Timber and double glazed windows to the side and rear with views towards the river. Tiled floor. Steps up and timber and glazed doors to:

BREAKFAST ROOM:

3.76m x 2.46m (12'4" x 8'1") Sloping ceiling. Radiator. Tiled floor. Built-in church pews to two walls. Timber and double glazed window to the side and door to:

UTILITY ROOM:

2.1m x 1.63m (6'11" x 5'4") Worktop with space for freezer, tumble dryer and washing machine under. Tiled floor. Radiator. Tiled splashbacks. Door to:

CLOAKROOM:

Pedestal wash hand basin. Dual flush low level wc. Radiator. Half tiled walls. Tiled floor. Timber and double glazed window to the front.

REAR PORCH:

Outside light. Window and door to side garden.

From the side vestibule stairs rise to annexe bedroom and bathroom:

BEDROOM 3:

4.01m x 2.82m (13'2" x 9'3") Built into the eaves with sloping ceilings. Display shelves to three sides. Timber and glazed window to the rear with views over fields down to the river. Double doors to:

LANDING:

3.28m (10'9") x 2.87m (9'5") including stairs. Velux to the side. Radiator. Display shelves to either side and door to:

BATHROOM:

Dual flush low level wc. Pedestal wash hand basin. Panel enclosed bath. Radiator. Half tiled walls. Timber and glazed window to the front and sloping ceilings.

Stairs from the dining room lead to the main bedrooms:

LANDING:

2.84m x 2.44m (9'4" x 8') Sloping beamed ceiling. Radiator. Timber and glazed window to the rear. Doors to:

BATHROOM:

Low level wc. Pedestal wash hand basin. Panel enclosed bath. Corner shower cubicle with curved doors and mixer shower over. Heated towel rail. Sloping ceiling. Fully tiled walls. Extractor. Shaver point. Timber and glazed window to the side.

From the landing steps up to both bedrooms.

BEDROOM 1:

3.58m x 2.39m (11'9" x 7'10") Wardrobe recess. Radiator. Timber and glazed window to the front with views across the farm. Airing cupboard housing the hot water cylinder.

BEDROOM 2:

4.04m (13'3") x 3.53m (11'7") plus recesses. Radiator. Loft hatch. Timber and glazed window to the front with seat.

From the landing a further door opens into:

DRESSING ROOM/BEDROOM 4:

3.02m x 1.5m (9'11" x 4'11") Built-in storage cupboards. Timber and glazed window to the side. Radiator.



OUTSIDE:

GARDENS & PARKING:

Walled gardens to the front with level lawns to either side of a cobbled path leading up to the front porch. Mature shrub and flower borders. Steps down to the side of the house to a pump store, which houses the workings for the property's private water supply. Inset into one wall of the front gardens is a granite mill stone. To the other side is a small courtyard, fully enclosed with steps down to the side door. Metal railings and gate give access to a concrete parking area to the side of the property with room for a number of vehicles. Outside tap. Vehicular gate giving access to the farm buildings and yard.

A timber gate to the rear of the parking area opens to lawned side and rear gardens with patio area, oil tank, gas bottles for the hob of the range cooker. Views over the fields down to the river, sheltered by mature trees and shrubs. A pathway leads to the old mill building and further grounds.

BUILDINGS:

FORMER MILL:

6.68m (21'11") x 5.8m (19') ground floor.

Grade II listed two storey building. Stone elevations with slate roof. In dilapidated condition. Incorporating much of original mill workings and remains of external water wheel. Potential for conversion subject to planning consents.

INTEGRAL FORMER STABLE:

5.8m (19') x 3.66m (12') ground floor. On two storeys and forming part of mill.

ADJOINING FARM BUILDING:

8.53m (28') X 5.18m (17') approx. Recently constructed. Timber framework. Sheeted roof, sides and double doors.

FARMYARD:

With gated accesses to the courtyard, road and land.

STONE WORKSHOP:

12.2m X 5.23m (40' X 17'2") Offering potential for conversion subject to planning consents.

LEANTO:

12.34m x 3.6m (40'6" x 11'10") Timber and block construction.

STABLE BARN:

18.75m x 9.45m (61'6" x 31')

Concrete block construction with sheeted roof. Incorporating 6 stables, tack room and feed storage.

OLD POULTRY SHED:

11.89m x 7.16m (39' x 23'6")

Timber construction. In need of repair or replacement.

HAY BARN:

18.08m X 6.88m (59'4" X 22'7")

A modern and adaptable farm building of concrete frame and sheeted and timber boarded sides.

LAND:

The farm extends to about 60.63 acres (24.5 Ha.) in total lying within a ring fence bordered by the River Inny and is crossed by a minor country road. The land is mainly in pasture and benefits from Single Farm Payments. A stream crosses part of the land, crossing the lane at a ford and then joins the river. There are also areas of mature trees with some fine Oak trees.

RIVER INNY:

The farm has a long frontage of over 1000 yards along the River Inny, a tributary to the River Tamar. There are delightful walks along the riverbank which is mainly tree lined and provides much wildlife interest. NOTE: The fishing rights are excluded and belong to Launceston Angling Club.

LOCAL AUTHORITY:

Cornwall Council, Bodmin –
Tel. 01208 893333



The land of about 60 acres surrounds the house and buildings providing extensive grazing as well as riverside walks and areas of trees.

DIRECTIONS

Travelling Westbound on the A30 take the exit for Launceston. At the Pennygillam roundabout take the B3254 signed for South Petherwin. Stay on this road passing through South Petherwin, and after about 3 miles cross over the River Inny at Trekelland Bridge and then turn right into an unsigned lane. Continue down the lane, passing through a ford with care, and the farm is on the right.

SERVICES

Mains electricity. Private water supply. private drainage system. Telephone subject to BT regulations. Oil fired central heating and hot water.

VIEWING

Strictly through the vendors agents, Launceston Office;

6a High Street, Launceston, Cornwall, PL15 8ER.

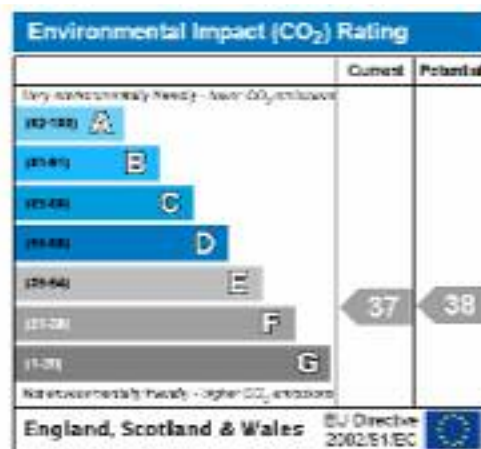
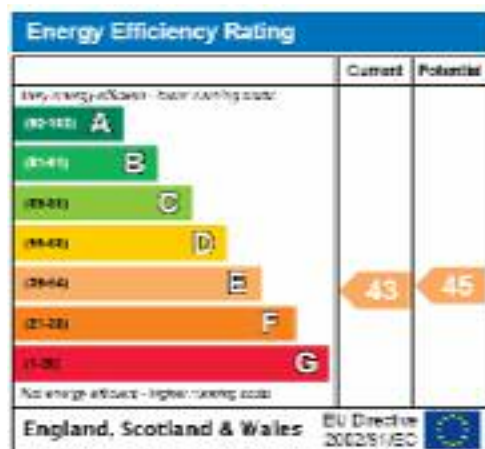
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Energy Efficiency Report



To arrange a viewing please contact
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