



D. R. Kivell  
COUNTRY PROPERTY

# Great Trehills

Tamerton Foliot, Devon



# Great Trehills

Tamerton Foliot, Plymouth, Devon, PL5 4LL

Plymouth 6 Miles

Yelverton 6 Miles

Tavistock 11 Miles



4 Bedrooms



3 Reception Rooms



1 Bathrooms



EPC Listed



3 Acres

Character 4 bedroom, 3 reception room period house. Substantial traditional barn with potential, 2 further barns, workshop with inspection pit, storage buildings, 3 acres of gardens, paddock and lake.

Great Trehills is in a quiet rural location 1 mile southeast of the popular village of Tamerton Foliot, which has a general stores and post office, two public houses, take away, restaurant, Primary and Nursery School. Roborough is 2 miles east and offers village shop, post office, supermarkets, veterinary surgery and pre-school. Plymouth is 6 miles south, with train and coach stations providing regular national services and access to the A38 dual carriageway.

Great Trehills has a most appealing and characterful period 4 bedroom, 3 reception room, Grade II listed house which is believed to date back to the early 18th Century and is the first time on the market for over 100 years



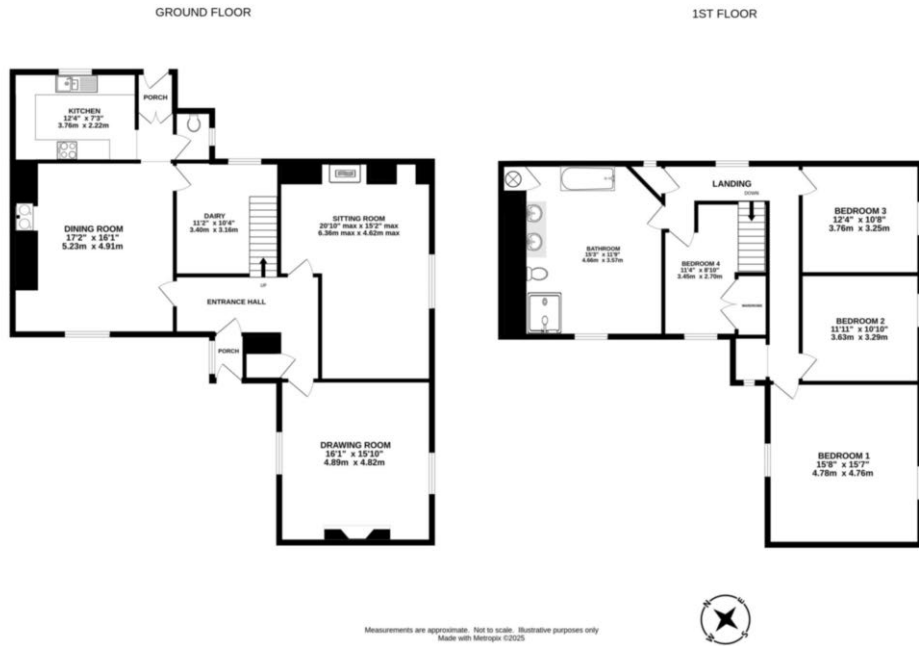
The delightful and welcoming accommodation provides comfortable and flexible family living with an array of period and character features, including Tiled and slate flagstone floors, fireplaces and exposed beams. The accommodation briefly comprises: Entrance Hall; decorative Victorian tiled floor, staircase to first floor, built in storage cupboard. Sitting room; Inglenook fireplace, clome oven, woodburning stove, window to side with deep sill window seat. Drawing Room; a dual aspect room overlooking the front courtyard garden and grounds to the side. Dining Room; slate tiled floor, beamed ceiling, Inglenook style fireplace, oil fired Rayburn with a back boiler, window overlooking the front garden with deep sill window seat. Dairy; slate flagstone floor, beamed ceiling, window overlooking the rear courtyard. Rear entrance hall; slate flagstone floor and door to rear courtyard. Kitchen; fitted wall and base units, space and plumbing for a washing machine and dishwasher, built in electric oven and hob, extractor above, window overlooking the rear courtyard. Cloakroom; w/c. On the first floor: Landing; window to the rear overlooking the courtyard. Bedroom 3; a double room, window to the side. Bedroom 2; double room window to the side. Bedroom 1; a double dual aspect room with windows overlooking the front courtyard garden and grounds to the side. Bedroom 4; window to the front courtyard garden, built in wardrobe. Family Bathroom; Recently installed new bathroom suite: bath, double wash hand basins in a vanity unit, w/c, large shower cubicle with electric shower, built in airing cupboard, window to the front.



#### Gardens

From the road a gated entrance opens onto a tarmacadam drive which opens on to a large parking and storage area. Flanked on either side by a large shrub and flowerbed border and a grass terrace interspersed with a variety of Rhododendrons, flowering shrubs and trees. At the front of the house is an enclosed courtyard garden which is mainly lawn complemented by well stocked flowerbed borders. At the rear of the house is granite cobbled courtyard which is ideal for alfresco dining and entertaining. Across the entrance drive is a lawned terrace with ample recreation space with potential to create a tennis court / football pitch or pony paddock..





## Buildings

Garden Room / Store: 7m x 2.96m (22'11" x 9")  
Slate flagstone floor and two windows to the front.  
Workshop / Store: 5.55m x 5.21m (18'2" x 17'1")  
Potential to create an annexe

Traditional Barn: 18m x 5m (59'0" x 16'4") 17.3m x 6.25m (56'9" x 20'6")  
A substantial and impressive 'L' shaped traditional barn with potential to conversion, extending to approximately 370 m/sq (4000 sq/ft) over two floors.

Carport / Machinery Store: 8.41m x 4.92m (27'7" x 16'1")

Garage / Workshop: 8.25m x 4.75m (27'0" x 15'7")  
Manual roller door to the front, vehicle inspection pit.  
Adjoining General Purpose/ Storage Building: 8.84m x 8.46m (29'0" x 27'9")

## The Land

The paddock extends to approximately 1.5 acres with a wildlife lake in the centre, enclosed within traditional Devon bank hedging and post and wire fencing.

## Services

Water – Mains (free of charge)

Drainage – Septic tank

Electricity – Mains

Heating – Night Storage Heaters, Hot water – Oil Fired Rayburn & Electric Immersion

Telephone & Broadband – Open Reach Connection (Airband available subject to survey)

Mobile Availability - checker.ofcom.org.uk

Council Tax Currently Band - D

EPC – Listed

## Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE

## Tenure

The property is offered for sale freehold with vacant possession on completion.

## Viewing Arrangements

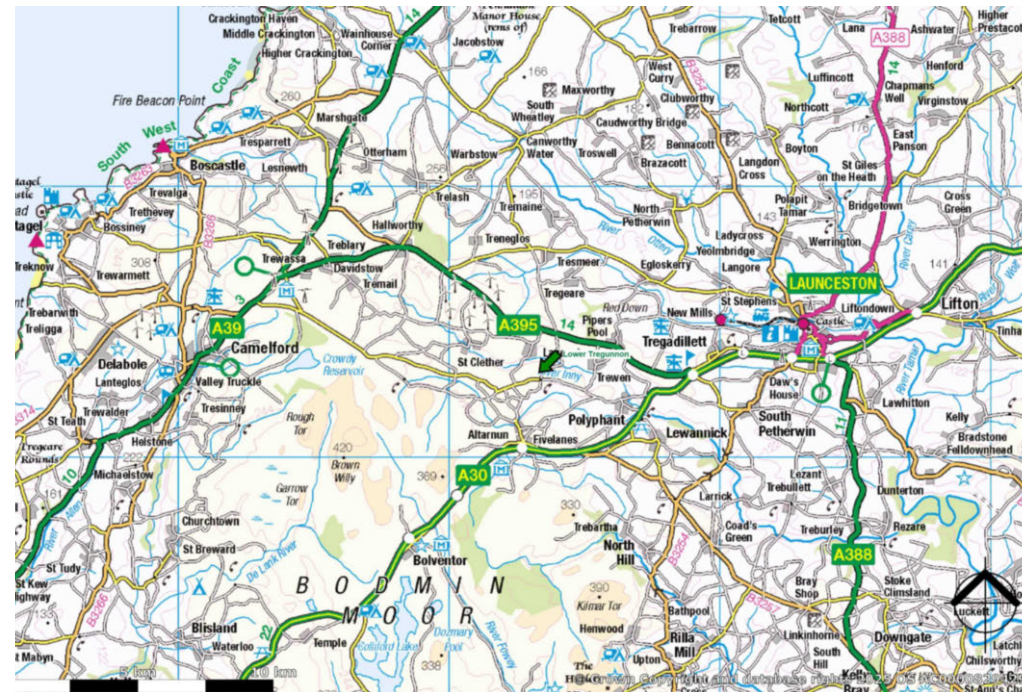
Strictly by appointment with D. R. Kivell Country Property 01822 810810.

## DIRECTIONS

From Plymouth take the A386 towards Roborough and Tavistock. On reaching the "Plessey" roundabout, take the first exit onto Tamerton Road. Follow this road for 1.6 miles and Great Trehills is on the left.

## Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit





DRK

Tel 01822 810810

Email [peter@drkivell.co.uk](mailto:peter@drkivell.co.uk) Web [drkivell.co.uk](http://drkivell.co.uk)

South Brentor, Tavistock Devon, PL19 0NW  
121 Park Lane, Mayfair. London, W1K 7AG

