



EST. 1999

CAMEL
COASTAL & COUNTRY

Trebisken House

Cubert,
Newquay
Cornwall
TR8 5PY





Trebisken House

Exquisite Grade II listed former farmhouse with adjacent two bedroomed cottage and additional stone outbuildings suitable for redevelopment, in an idyllic rural hamlet setting, close to Holywell Beach, on the north coast of Cornwall.



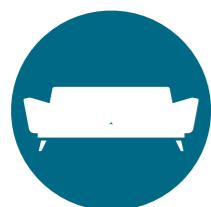


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Cubert, Newquay
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Beautiful five bedoomed detached country house with adjacent two bedoomed cottage, close to Holywell beach, on the north coast of Cornwall.



Expansive and versatile living accommodation presented to an exceptionally high standard throughout, including a magnificent indoor swimming pool room with hot tub and home cinema/entertainment system.



Large private gardens and idyllic rural hamlet position, perfectly-located for Cornish coastal and country lifestyle, and with good transport links to the rest of Cornwall and Newquay Airport.



Gated courtyard and private driveway parking for multiple vehicles, with additional stone outbuildings suitable for further redevelopment, subject to appropriate permissions .





Overview

Situated at the end of a quiet rural lane and surrounded by rolling fields and magnificent dune landscape, Trebisken House is a quite exceptional Grade II listed country residence, offering both period elegance and high-end contemporary style. With principal accommodation comprising a beautiful 18th century five bedrooomed farmhouse with adjacent two bedrooomed cottage, the property sits within well-maintained private gardens and grounds amounting to approximately 2.5 acres, combining formal lawn, orchard, pond and generous gated courtyard with additional stone outbuildings. At the centre of the site there is a fabulous indoor heated swimming pool, housed within a substantial contemporary stone-fronted building of its own right, with vaulted, exposed beam ceiling and bespoke wooden patio doors to the southerly-facing enclosed rear gardens. The property sits within an idyllic rural location, within comfortable walking distance of Cubert village and Holywell beach, and approximately midway between the bustling coastal resorts of Perranporth and Newquay on the north coast of Cornwall.



The House

From the tarmacked front driveway/parking area double-width gates open into an attractive Mediterranean-style stone patio/seating area with internal wooden gates serving as a conduit between the main house and the adjacent cottage. Entering the house via a good-sized rear conservatory/diner, an open archway leads into a stylish country-style kitchen with traditional AGA range oven, dark granite worktops and exposed brick detailing offering a sympathetic blend of period and contemporary styles. From the kitchen we step into an elegant primary living room with exposed beam ceiling, hardwood floors and feature inglenook fireplace housing its original clove oven and real flame effect gas fire. An additional good-sized reception room can be found off the main living room and would be suitable for use as a more intimate family sitting

room or formal dining room. At the rear of this room there is a further ground floor room with ensuite ground floor shower room allowing internal access to the integrated indoor swimming pool. Currently arranged as a guest bedroom, it is equally easy to envisage as a cosy snug or home office. Moving upstairs, there is a very generous master bedroom with immaculately presented ensuite bathroom. Three further good-sized double bedrooms are served by an equally stylish family bathroom with large walk-in shower cubicle and freestanding bathtub.

The Cottage

Sitting immediately adjacent to the main house is a charming two bedrooomed stone cottage, which has been

comprehensively renovated to a high standard by the current owners over recent years. With external access to both floors the cottage offers contemporary reverse-level living accommodation, including a beautifully light and spacious open-plan kitchen and first floor living space with vaulted wooden ceiling and lovely far-reaching views over the surrounding pastoral landscape and Perran sand dunes. Downstairs there are two double bedrooms, both with ensuite shower rooms. Suitable for use as luxury guest accommodation or formal holiday lettings purposes (subject to appropriate change of use), the cottage would also serve as a very comfortable primary residence for anyone seeking multi-generational/family living opportunities.





Gardens, Grounds and Outbuildings

To the left of the front driveway electric double wooden gates open into an elegant, gravelled courtyard with additional parking space for multiple vehicles and attractive stone steps with railway sleeper buttressing leading to the cottage and main house. At the rear of the courtyard there is a handsome single storey stone barn with pitched slate roof, which is subdivided into three storage areas with individual wooden door access. A smaller detached stone building to the right serves as laundry/utility space for the cottage. The majority of the formal garden space sits towards the rear of the main house and cottage, enclosed by stone walls and traditional Cornish hedges with fields and woodland beyond. The positioning of terraces and patios has been thoughtfully considered to make best use of the garden's southerly-facing aspect, yielding a series of intimate, sun-drenched spaces suitable for outdoor dining, entertaining or secluded relaxation. Stone pathways and steps provides link between respective areas weave, paired with expanses of lawn allowing space for games and veg growing. A small orchard can be found at the property's north-western edge, whilst mature palms lend a distinctly Mediterranean, even tropical, feel to the general ambience.

Situation

Tresbisken House is perfectly situated for drawing the very best out of the Cornish coastal and country lifestyle. At the foot of the lane, approximately half a mile inland, is the highly-regarded 16th century Smugglers Den Inn, which offers an excellent range of local food, wines and beers as well as an increasingly popular annual Pie 'n' Ale Festival. Approximately half a mile to the north, the popular village of Cubert offers an excellent range of local amenities including a pub, village store/post office primary school and fish 'n' chip shop. At the south-western perimeter of Trebisken House a



public footpath leads to the small coastal village of Holywell, famed for its beautiful National Trust owned surfing beach. Named after a natural spring that can be found in one of its caves at low tide, in recent years, the unspoiled beauty of the beach has made it desirable as a filming location for big budget television and film productions such as Poldark, Game of Thrones and James Bond. A little further afield, the famous coastal resort of Newquay offers a wide variety of shops, bars and restaurants, as well as two well-performing secondary schools. Newquay Airport, meanwhile, provides regular flights to a growing range of national and international destinations.

Other Information

Tenure: Freehold

Construction: Traditional stone; c.1700. Swimming pool extension; cavity block

Services: Mains electricity and water. Private drainage (septic tank); Oil-fired central heating; Super-fast fibre broadband available in the area (max 1,000 Mbps).

Council Tax Band: F

EPC: E - 48





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VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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DATA PROTECTION ACT 2018

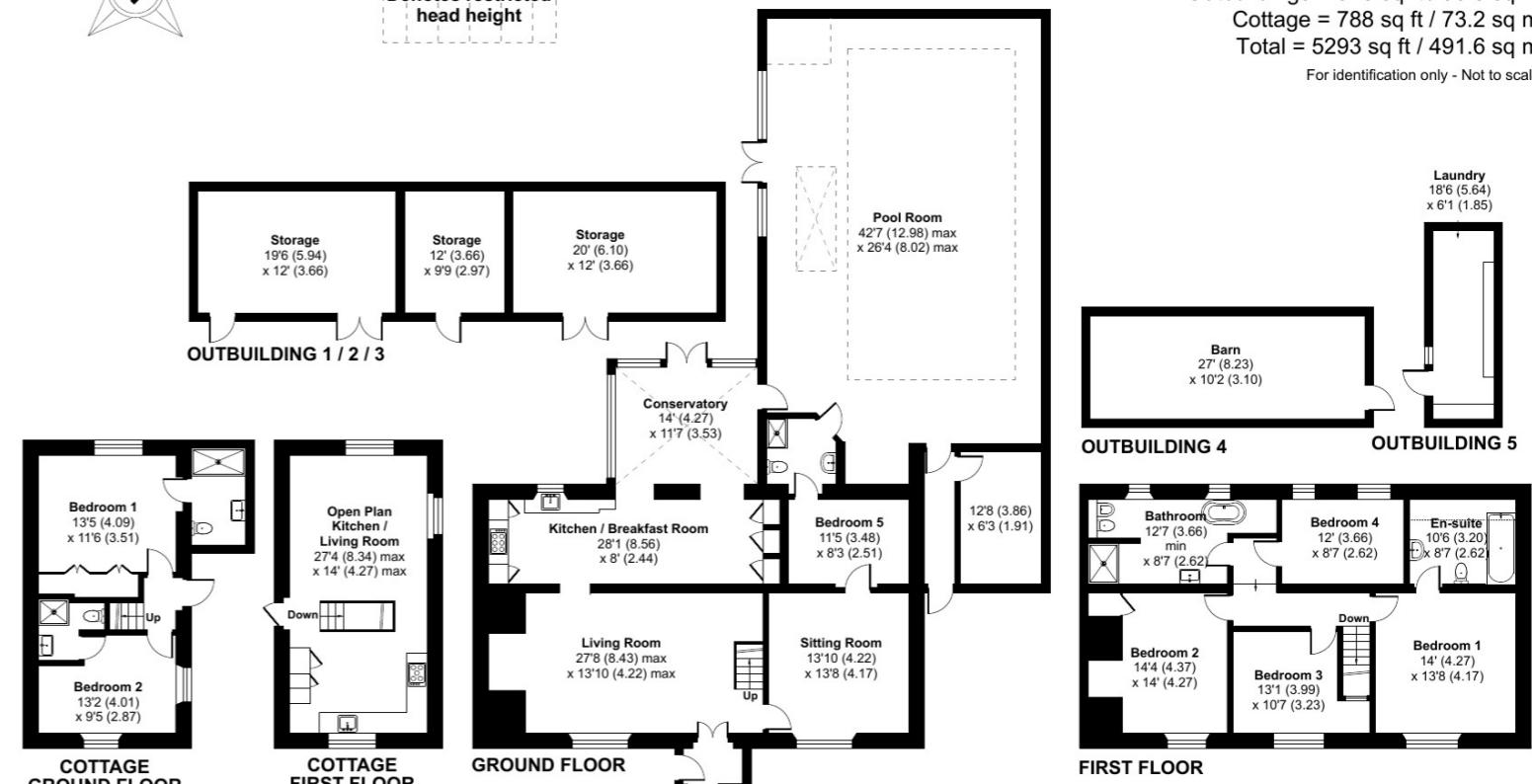
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Directors: Simon Dowling FRICS FNAEA and Tom Dowling



Denotes restricted head height



Cubert, Newquay, TR8

Approximate Area = 3506 sq ft / 325.7 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Outbuildings = 978 sq ft / 90.8 sq m

Cottage = 788 sq ft / 73.2 sq m

Total = 5293 sq ft / 491.6 sq m

For identification only - Not to scale