



**LITTLE TRENARRETT**  
O.I.R.O £725,000

**Beautiful Farm Cottage with Annexe and Land, Altarnun**

 4 Bedrooms  2 Bathrooms  2 Reception Rooms  EPC Rating: C (69)

**MILLER** TOWN & COUNTRY  
**exp** UK



- » Detached Four Bedroom Character Cottage
- » Separate One Bedroom Annexe/Letting Unit
- » Approximately 4.6 Acre Smallholding
- » Two Field Enclosures and Small Orchard
- » Five Pitch Registered Caravan Park
- » Available with no Onward Chain
- » Idyllic Rural Hamlet

## The Property

This beautiful character property offers a wonderful smallholding lifestyle with the possibilities for home and income or multi generational occupation, available with no onward chain. The property is set down an unmade track in a quiet rural hamlet of only a handful of properties. There are generous private gardens that wrap around three sides of the cottage, offering a good degree of privacy. Boasting a yard and a large double garage/workshop, there is ample parking space. Beyond this is a detached, self contained annexe/letting unit with its own private patio garden, perfect for soaking up the summer sun. On the opposite side of the lane is access to an orchard and the two fields where the current owners have enjoyed keeping their own sheep and chickens over the years. At the top of the larger field, with separate access to the road, is a small Caravan Club registered site for up to 5 caravans, perfect for a quiet, rural getaway. There is scope to enhance and extend this site (STP), a great additional income generator.

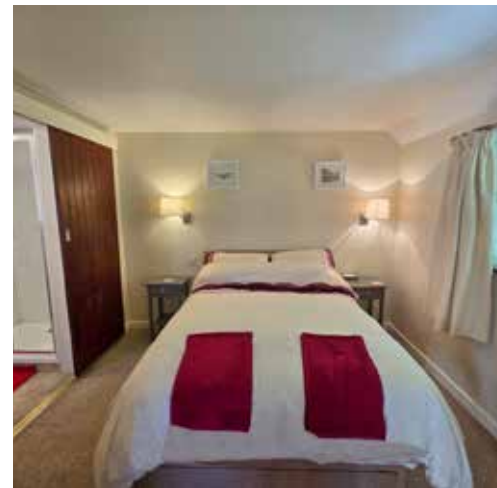
## Location

Little Trenarrett sits just outside the villages of Altarnun and Polyphant within a small rural hamlet, providing easy access to the A30 Corridor and the nearby towns of Camelford and Launceston. The north coast of the county is a relatively short drive away, offering access to areas such as Tintagel, Boscastle and Widemouth Bay.



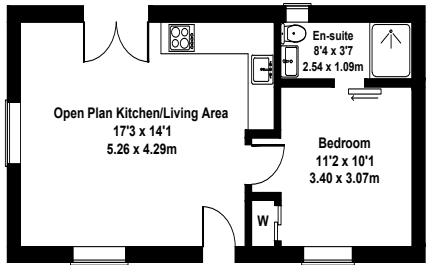
## Accommodation

You enter the property into a porch with separate cloakroom and WC just off, leading into a large kitchen/breakfast room with a bespoke, hand made kitchen. Off of this is an inner hall with access to the wonderful sitting room with exposed beams and a large inlenook fireplace with an inset wood burning stove. There is also a fourth bedroom and stairs to the first floor. On the other side of the kitchen is an additional reception room which provides access to a utility room/rear porch area. On the first floor are three well proportioned bedrooms and a good sized family bathroom. The property has an independent air source heating system, offering heat in the winter and air conditioning in the hot summer months if required. There are photovoltaics which assist with reduced running costs in both the main cottage and the annexe. The annexe is a single storey, one bedroom property with open plan kitchen, living room, generous double bedroom and an ensuite shower room/WC. Adjacent to this is a large double garage/workshop and subject to planning consent, one may be able to extend into the garage to create a larger annexe if desired.

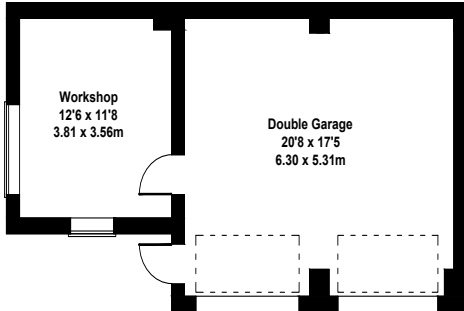


## Little Trenarrett

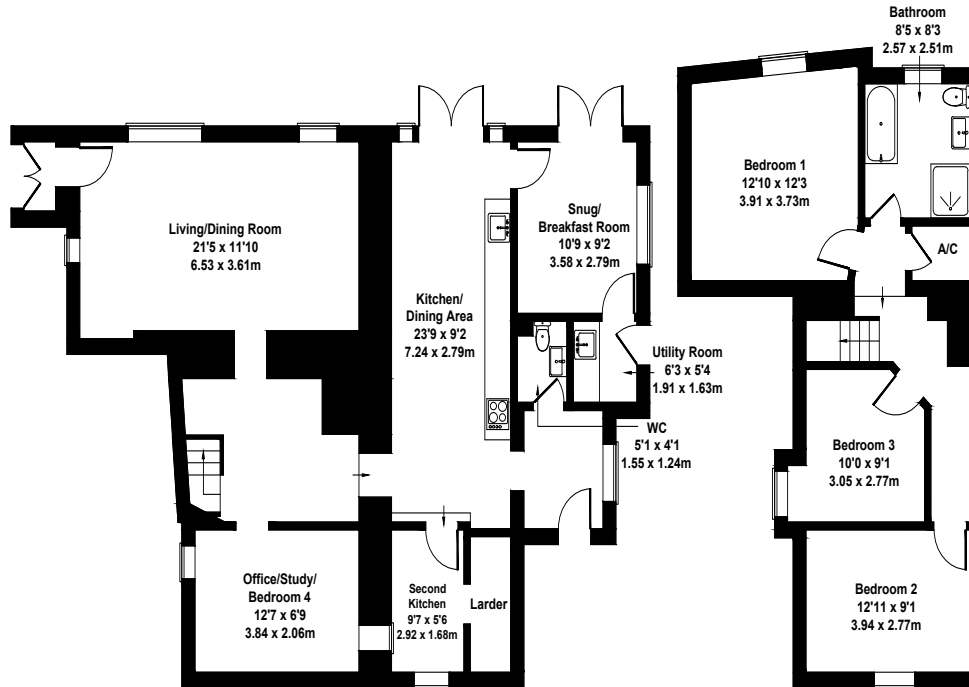
Approximate Gross Internal Area  
2676 sq ft - 249 sq m



OUTBUILDING



GARAGE



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## Ground Floor

Entrance Hall 6'1" x 5'5"

Living Room 21'5" x 11'10"

Study/Garden Room 10'9" x 9'2"

Kitchen 23'9" x 9'2"

Freezer Room 9'7" x 5'6"

Utility Room 6'3" x 5'4"

WC 5'1" x 4'1"

Hallway 12'2" x 9'0"

Bedroom 4 12'7" x 6'9"

Kitchen 23'9" x 9'2"

## First Floor

Bedroom 1 12'10" x 12'3"

Bedroom 2 12'11" x 9'1"

Landing 9'5" x 3'0"

Bedroom 3 10'0" x 9'1"

Bathroom 8'5" x 8'3"

## Annexe

Annexe Living Area 17'3" x 14'1"

Annexe Bedroom 11'2" x 10'1"

Annexe Bathroom 8'4" x 3'7"

## Outside

Double Garage 20'8" x 17'5"

Workshop 12'6" x 11'8"

## Services:

Mains electricity and water. Private drainage and Photovoltaics. Broadband connected

**Council Tax Band: D**

**Tenure: Freehold**

**Agent's Note:** We understand that a public footpath crosses the pasture enclosures



## Outside

The property is approached down an unmade road, off which is a gated access to the yard and parking. The gardens wrap around three sides of the property and have been well maintained and planted by the current owners providing a wonderfully peaceful and relaxed setting within which to unwind. There are two detached timber cabins in the garden, one used as an artist studio and the other used as a workshop and currently for a large model railway. On the far side of the lane is the main body of land with a five bar gate providing access to more parking and a large machine store/barn. There are three polytunnel frames and a small orchard and beyond this are two pasture enclosures. Both enclosures have access from the quiet country road that runs along the far boundary and at the top of the larger enclosure is the small caravan park with five pitches, running water and a toilet as well as a chemical toilet waste point.





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