



# TREMATON HALL

Trematon, Near Saltash, South East Cornwall









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*A beautiful example of a Grade II listed Georgian residence set in glorious gardens and grounds of about 17 acres.*

Plymouth 8 miles • Exeter 45 miles • Truro 47 miles  
(Distances approximate)

Entrance hall, Cloakroom, Drawing room, Dining room, Snug, Garden room, Conservatory,  
Kitchen breakfast room, Study, Cold room, Extensive cellar

5 Bedrooms, 2 bathrooms

Enclosed courtyard, Stable block, storage outbuildings.

Established gardens, pasture land and woodland extending to approximately 17 acres

EPC - Exempt



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## SITUATION

Situated between the Lynher and Tamar estuary, the village of Trematon is located within one of the region's most scenic areas, just a short drive west of the Tamar Bridge. Known as the "lost corner of Cornwall" and recognised as an Area of Outstanding Natural Beauty, Trematon Hall enjoys all the benefits of a glorious semi-rural location and yet it is immediately accessible to a host of amenities including a local Inn and Waitrose Store. The nearest town of Saltash caters for everyday shopping needs, while the nearby maritime city of Plymouth provides the facilities of a major region centre, including a large university, medical school, marina, yacht club, good state and private schools together with regional hospital, theatre, National Marine Aquarium and a wide selection of shops, including the Drake Circus shopping mall.

Communications within the area are excellent; to the east the A38 Devon Expressway provides dual carriageway links to the cathedral city of Exeter and the M5 motorway network (J31) whilst to west the A38 and the A30 provide, more or less, dual carriageway access to the city of Truro. There are mainline railway services to London Paddington (approx 3 hours), while Brittany Ferries operate services to France (Roscoff) and northern Spain (Santander) from Plymouth. There are wonderful opportunities for walking, riding and sailing, as well as 18 hole golf courses at China Fleet and St. Mellion.





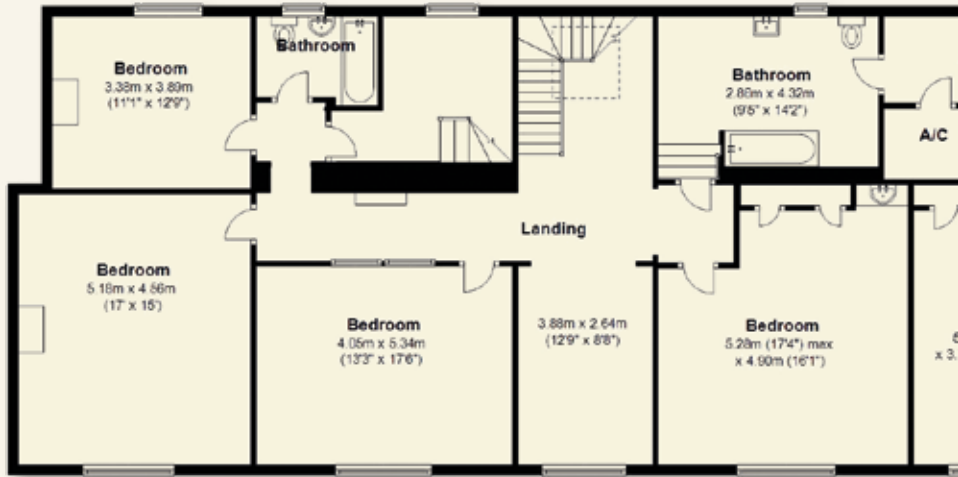
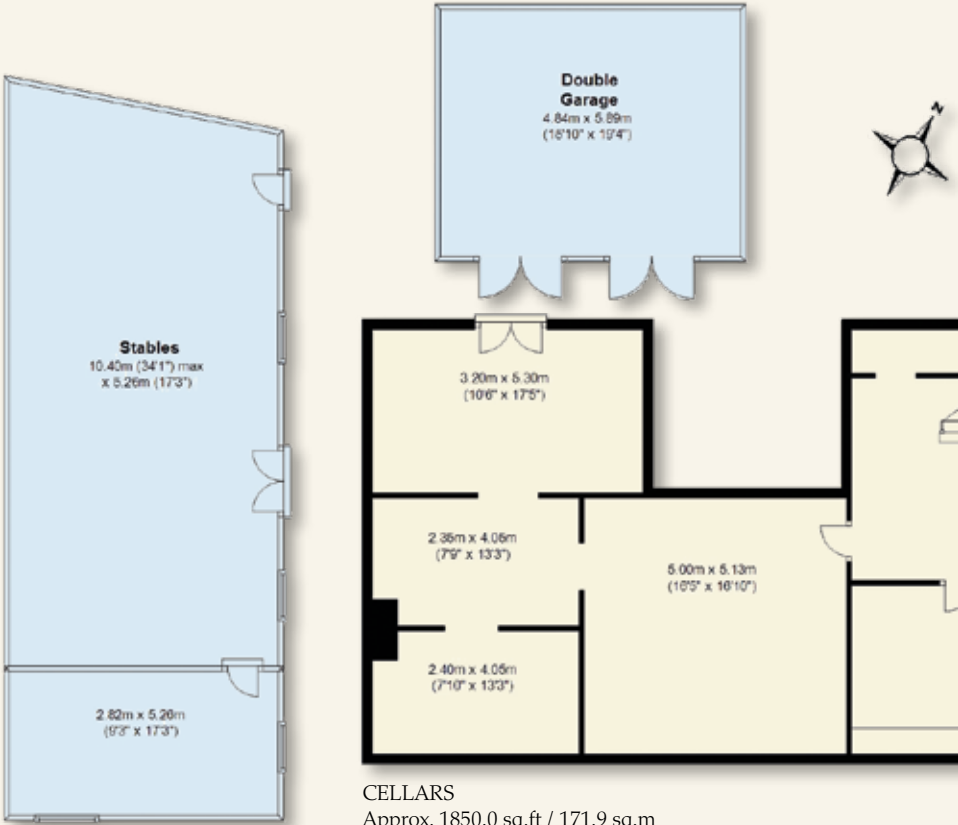


## DESCRIPTION

Trematon Hall is a beautiful example of a Grade II listed south facing Georgian house set within beautiful gardens and grounds of about twenty acres. During its near on two hundred year history only two families have occupied the property enjoying the elegant, well- proportioned and versatile accommodation. Rendered walls under a replaced roof, this lovely property retains numerous features associated of its time including high coved ceilings and panelled shuttered windows. The property has been lovingly cared for over the years but it is in need of updating.

There are a number of reception rooms and a large cellar which, subject to the necessary consent, could be utilised for numerous other purposes. The first floor is accessed via three separate staircases where there are five bedrooms and two bathrooms with the potential to create a further bathroom if necessary. Many rooms enjoy views over the gardens, adjoining land and countryside beyond.

The property is complemented by established gardens and grounds extending to approximately 17 acres. The gardens are beautifully landscaped include a working walled vegetable garden. Within a cobbled courtyard there are a series of storage outbuildings which are immediate to the garden, as well as a beautiful stable block. The land extends predominately to the south offering pasture land and an area of woodland extending to approximately 3 acres.





# TREMATON HALL

Approximate Gross Internal Area:

6888.8 sq ft / 640.0 sq m

For identification only. Not to scale.



## FIRST FLOOR

Approx. 2035.0 sq.ft / 189.1 sq.m



GROUND FLOOR  
Approx. 3003.7 sq.ft / 279.1 sq.m





## GARDENS AND GROUNDS

The gardens and grounds complement the property beautifully. A pillared entrance and sweeping drive lead to the property passing extensive lawns which in turn adjoin the land. The landscaped gardens with numerous flowerbeds and a variety of trees and shrubs which provide a profusion of colour throughout the year. To the east of the property there is a wonderful walled garden, perfect for fruit and vegetable growing.

On the north side and behind the property a cobbled court yard, with separate access, leads to a range of storage sheds including a separate stable block and tack area.

The land lies predominately to the south and east and is mostly to pasture with about 3 acres of woodland. There is good access to all fields. The gardens, grounds and woodland extend to approximately 17 acres (6.87 hectares).









## SERVICES

Mains electricity and water. Oil fired heating. Private drainage. Solar panels provide hot water.

## FIXTURES AND FITTINGS

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

## DIRECTIONS (SatNav PL12 4RU)

From Exeter take the A38 for Plymouth and continue for approximately 41 miles arriving at the Tamar bridge. Continue over the bridge following the signs for Liskeard. After 1.3 miles (Carkeel roundabout) take the second exit for Callington and Liskeard (A38) and continue for a further 1 mile taking the next left hand turn for Trematon and Trehan. Drive through Trematon and at the next T junction turn left for Longlands and Trehan. Follow the road for a short distance whereupon the entrance for Trematon Hall will be found on the left hand side.

## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.







**IMPORTANT NOTICE**

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