



TRETHULLAN HOUSE
OFFERS OVER £1,150,000

Exceptional 5 Bed Property Set in 3 Acres
STICKER nr St Austell

MILLER TOWN & COUNTRY
Part of Smart Property Group



T
H

Trethullan House

- » 5 Bedroom Property
- » Substantial Period Home
- » 3 Acres of Parkland Styled Gardens
- » Triple Garage
- » 2 Stables
- » Versatile Accommodation
- » 1 Bedroom Annexe



The Property

Impressive detached barn conversion offering just over 3000 sq. foot of accommodation, situated in a quiet rural hamlet epitomising country living and elegance. The property offers a great deal of versatility with the option to enjoy as one large family home, or separate one wing as a self contained annexe for a dependant relative or as an income stream as a letting unit / AirBnB. Close to village amenities the nearby town of St Austell is only a few minutes drive away and the South coast and Roseland peninsular are both easily accessible by car.

Accommodation

One enters a substantial 32 foot conservatory off which the front door leads into a generous reception hall. There is a cloakroom/WC, large sitting room and extensive farmhouse style kitchen/breakfast room which makes a truly delightful hub for this home. There is a generously proportioned boot room/utility room, ideal for muddy boots, wet coats and dirty dogs, with a useful range of storage cupboards, boiler cupboard and space for a washing machine and tumble dryer as well as a sink. From the reception hall a door connects to the annexe where there is a double bedroom and shower room/WC and stairs lead to an open plan living kitchen dining room with double doors opening out onto a balcony with views over the gardens and surrounding countryside. From here a further door connects the first floor to the main house. On the first floor is a spacious landing and study area and a further four double bedrooms, the principal bedroom having its own built in wardrobes and en-suite facilities and a further family bathroom.





T
H

Trethullan House





Outside

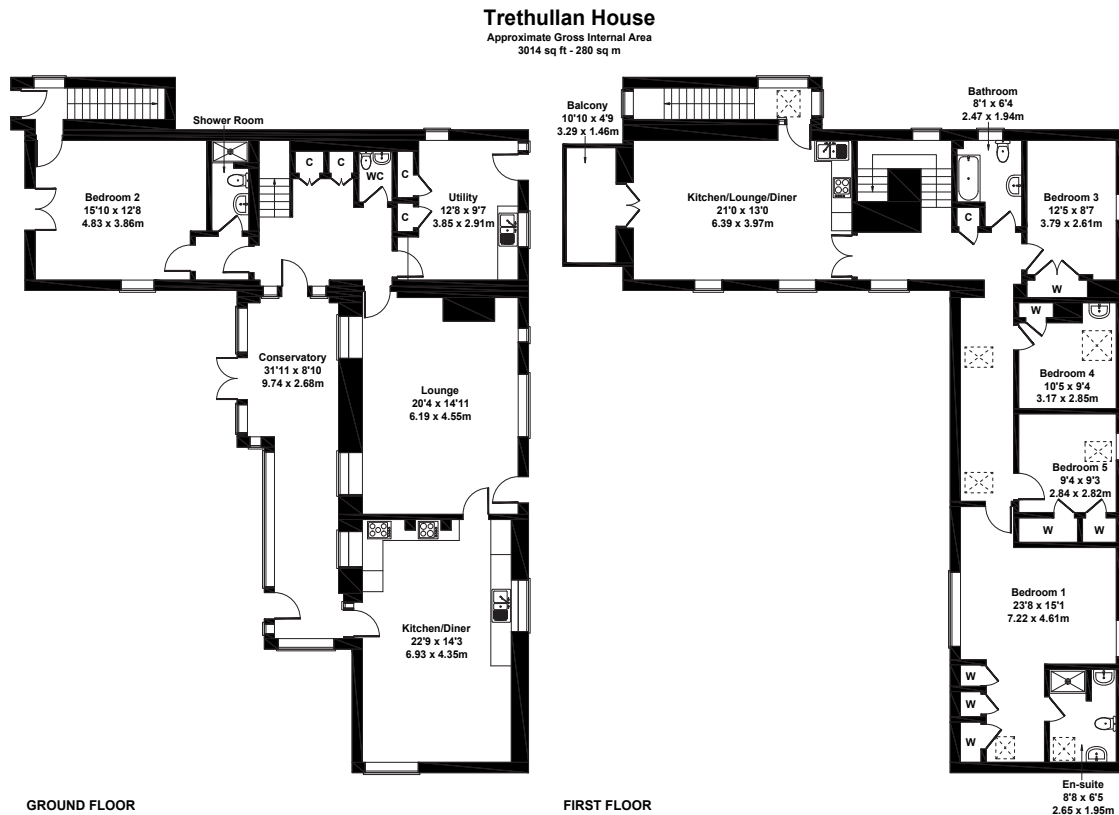
Set down a quiet lane one turns into a sweeping private driveway offering parking for numerous vehicles and circles an established Magnolia tree. The formal gardens have been lovingly landscaped over three decades with a large Mediterranean style patio garden directly to the front of the house. Around the side there is further parking and a Double and Single Garage along with two former stables. The gardens lead past a productive area ideal for fruit and vegetables, and a pathway leads into a spectacular parkland style area of gardens with a wide variety of specimen trees, open lawn areas, bordering open countryside. This really is not only a gardeners paradise but also an amazingly relaxing and remarkable setting where you can unwind, or enjoy with family and friends for parties and BBQ's. There is also a small but established Orchard with a variety of fruit trees.

Location

Nestled in the parish of St Mewan where the pretty grade II listed church, St Marks Mission, dates back to 1877. Sticker is a picturesque village in South Cornwall offering, Post Office, General Stores and Community Hall, as well as the Hewas Inn established in 1825, along with a vibrant community. Approximately three miles from the bustling town of St Austell, offering excellent rail and road links, the property is within easy striking distance of a number of beautiful sandy beaches, coastal walks and holiday attractions such as The Lost Gardens of Heligan and The Eden Project. The nearby city of Truro and Plymouth are both easily accessible by car or rail and there is a regular bus service from the village.







Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

KEY INFORMATION

-  5 Bedrooms
-  3 Bathrooms
-  3 Reception Rooms
-  Parking
-  Not Listed
-  Heating: LPG
-  Utilities: Mains electric and water. Private drainage
-  Restrictions: Refer to title deeds - copy available on request.
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: Yes
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: E (49)
-  Council Tax Band: G
-  Tenure: Freehold
-  Broadband: FTTP
*Per Ofcom
-  Mobile Signal: Good
*Per Ofcom
-  Lateral Living

Miller Town & Country
01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street
Okehampton, Devon, EX20 1HQ



Viewings: Strictly through the
vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS
2008:

These particulars are believed to be correct but
their accuracy is not guaranteed nor do they
form part of any contract.

