



Tilland Farm

Tideford, Cornwall

Carter Jonas



Tilland Farm  
Tideford  
Saltash  
Cornwall  
PL12 5JE

A smallholding with an attractive large farmhouse in need of modernisation, situated in a tranquil location, yet within easy reach of the A38.

Tilland Farm comprises a large, unlisted, six bedroom farmhouse, with views overlooking its own land and bordered by the River Tiddy. The farmhouse is now in need of modernisation and offers tremendous scope for a purchaser to put their own stamp on the property.

The property lies in a rural hamlet location yet is situated just two miles northwest of the A38. The property is sold with the benefit of no onward chain.

In all extending to 2.86 acres (1.16 hectares).

For sale by private treaty.

Carter Jonas



**Property**  
The property sits in a peaceful setting and is accessed off a minor rural road via a private concrete driveway. The farmhouse has an attractive front elevation, with the quaint entrance porch being a key feature. It is spacious and well-proportioned, with six bedrooms to the first floor and almost 2,900 sq ft of accommodation in total. It now offers considerable potential for interested parties to modernise, as well as the opportunity to reconfigure the layout as much or as little as is desired.

Attached to the rear of the farmhouse is a store which could potentially be incorporated as part of a renovation of the house (subject to any necessary consents). Another small stone store is also attached to the side. To the front and rear of the house there are walled gardens, whilst there is also a parking area and an old outbuilding/stable building.

The house is south facing and has pleasant rural views, with the front elevation overlooking the paddock. The paddock itself lies adjacent to the entrance driveway and is separated from the rest of the property by a post and rail fence. A pretty stream also borders the eastern boundary of the property.



**Location**

Occupying a secluded position, the property is situated in the rural hamlet of Tilland, where there are just a handful of other properties. It is two miles from the village of

Tideford which has a nursery, park, church, butchers and public house. The village also provides a direct link to the A38 which enables easy access to the city of Plymouth, which is approximately 13.5 miles from Tilland Farm.

The property lies approximately 6 miles east of Liskeard and 6.5 miles south of Callington. Between them, the towns provide a comprehensive range of leisure and shopping facilities, supermarkets, secondary schools, colleges, veterinary practices and a hospital.

The nearby villages of Menheniot, St Germans and Landrake provide local primary schools, whilst St Germans also provides a railway link to Plymouth, which in turn provides a direct mainline service to London Paddington in approximately 3.5 hours.



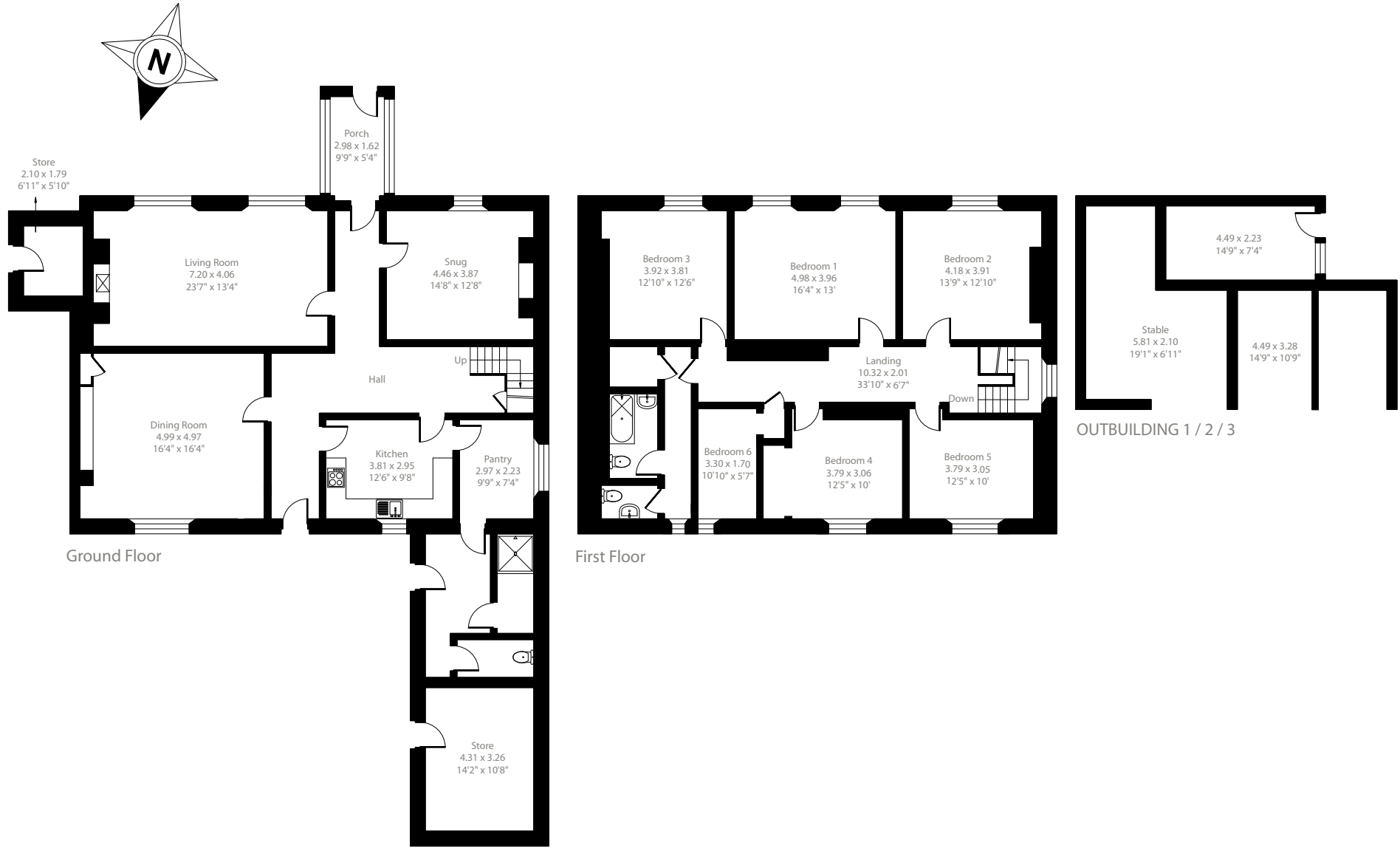




# Floorplans

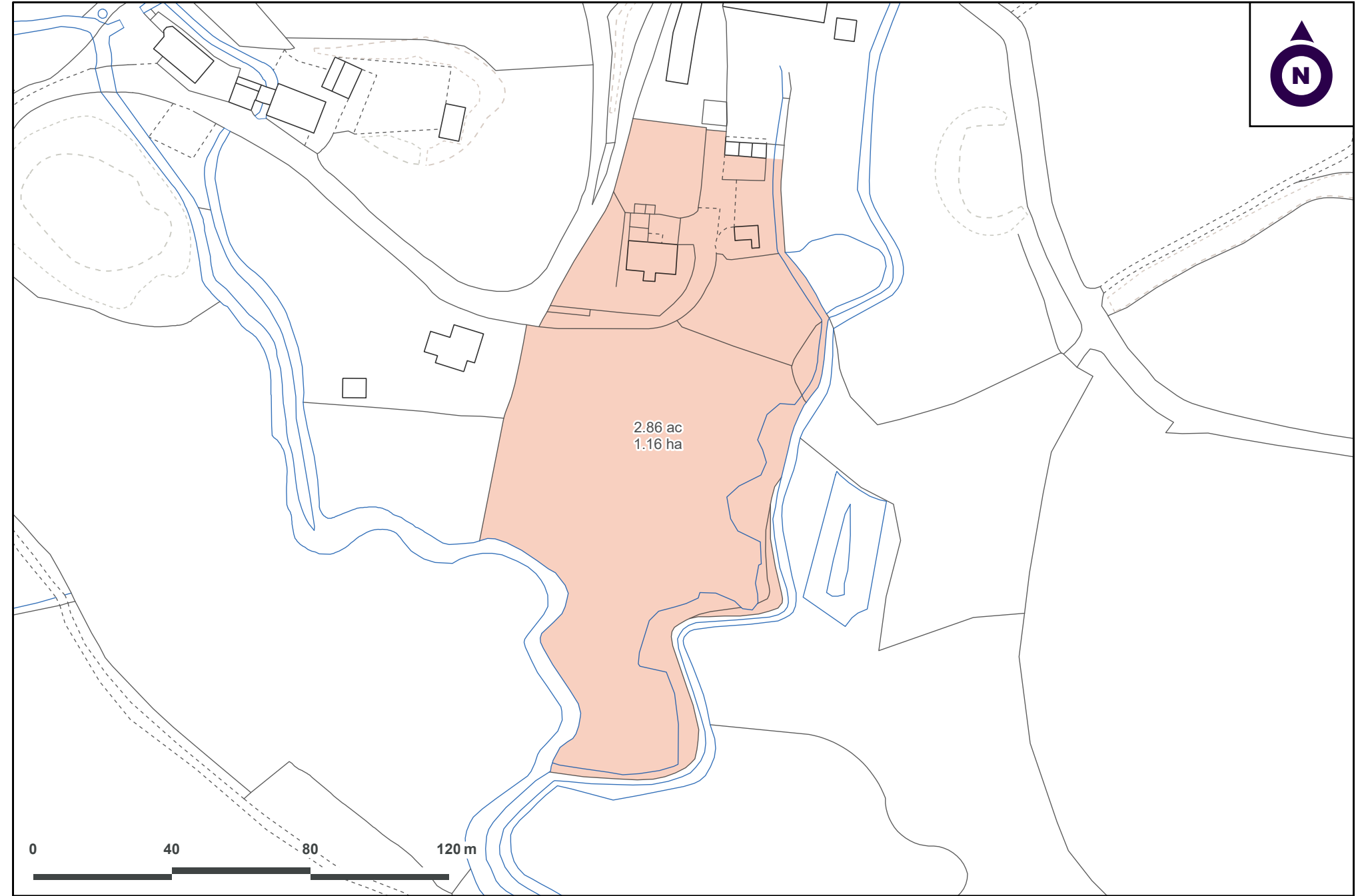
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Total: 3529 sq ft (327.8 sq m)



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.







Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Services

Water – Mains supply via private distribution pipe, sub-metered and recharged at 120% of SWW standard rates, subject to an annual limit of 450 cubic meters (see OFWAT website for standard water usage rates). The buyer will need to consider installing a private borehole supply if this is deemed insufficient. The private distribution pipe is routed through the property and the buyer will be responsible for its repair and maintenance where it runs through the property.

Electricity – Mains.

Heating – Oil-fired central heating system.

Drainage – Private septic tank drainage system.

Broadband – We understand that the property benefits from an ultrafast FTTP broadband connection. However, as the seller has not been in occupation of the property, it is advised that the buyer satisfies themselves regarding this.

Mobile Coverage – Outdoors – largely ‘Limited’ data coverage, but ‘Likely’ voice coverage dependent on network provider. Indoors - ‘None’ for all networks (see Ofcom website for more information).

Please note the agents have not inspected or tested these services.

EPC Ratings

Band E.

Council Tax

Band F.

Additional Information

Parking – Ample off-road parking with the property.

Property Construction – The house is believed to be of stone construction, with part covered by a cement render, and a slate roof over. The front entrance porch is of brick construction with a separate slate roof.

Flooding – Part of the property is located within flood zone 3. Buyers should satisfy themselves regarding this. For more information see: <https://flood-map-for-planning.service.gov.uk/>

Local Authority

Cornwall Council  
New County Hall  
Treyew Road  
Truro  
Cornwall  
TR1 3AY  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

Viewings

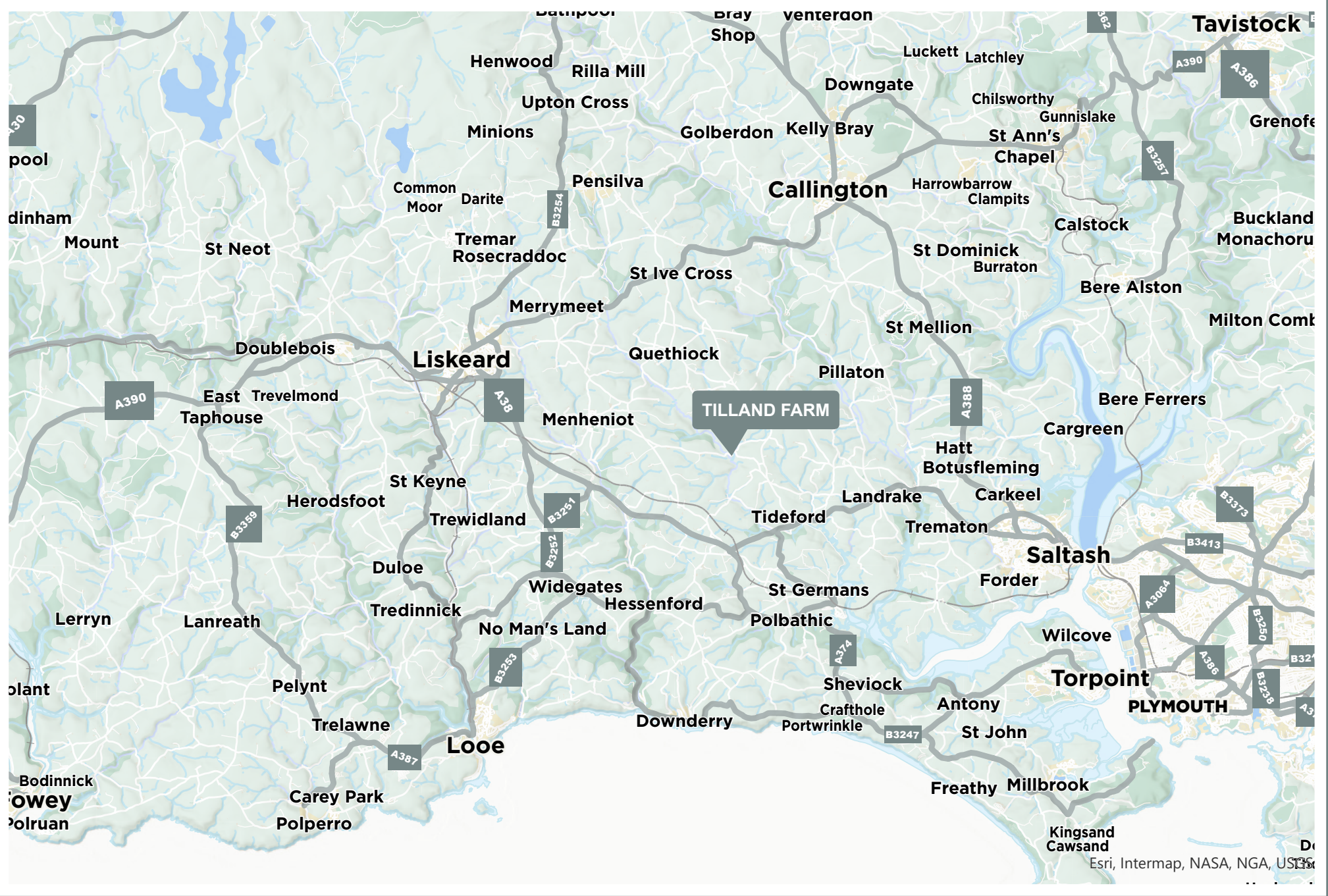
Strictly by appointment with the agents.

Directions

From Liskeard, proceed east on the A38 in the direction of Plymouth. After approximately 6 miles you will reach Trerulefoot roundabout. Take the first exit, signposted Plymouth and continue along the A38. After approximately 1 mile you will arrive in the village of Tideford. Take the second left-hand turning upon entering the village, signposted ‘Blunts’ and ‘Quethiock’. Continue along this road for approximately 1 mile before turning left signposted ‘Tilland’. Proceed for approximately 0.2 miles before turning right. Continue along this road for approximately 0.8 miles, passing some other properties before the entrance to Tilland Farm can be found on your left, where a For Sale board has been erected.



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## Truro

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## National Rural Agency

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## Important Information

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