



Bond
Oxborough
Phillips

Changing Lifestyles

Tomphanny Farm

Tregellist,

PL30 3HG



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £800,000



Tomphanny Farm, Tregellist, St Kew, PL30 3HG



Sat in the heart of Tregellist sits Tomphanny Farm, a beautiful 4/5 bedroom family home with generous living space throughout...

- Impressive Detached Home
- Family Bathroom & Master En-Suite
- Stunning views over Wadebridge & Surrounding Countryside
- Large Modern Kitchen & Dining Area
- Practical Utility Room
- Shepards Hut Included
- Solar Panels & Air Source Heat Pump
- Private Garden
- Vineyard!
- Off-Road Parking
- Popular Rural Location
- EPC - C
- Council Banding - D



Introducing a rare gem in the heart of Tregellist, a property that embodies the perfect fusion of history and modern luxury. Nestled in a sought-after and tranquil location, this home is a testament to the seamless integration of old-world charm and contemporary living. Opportunities like this are few and far between, and we don't expect it to linger on the market for long.

Originally a period home, the transformation of this residence has been nothing short of remarkable. Imagination knows no bounds, and our visionary vendors have spared no effort in extending and vastly improving every aspect. Every inch of this dwelling has been meticulously crafted with a keen eye for detail, creating an ambiance that must be experienced firsthand to be truly appreciated.

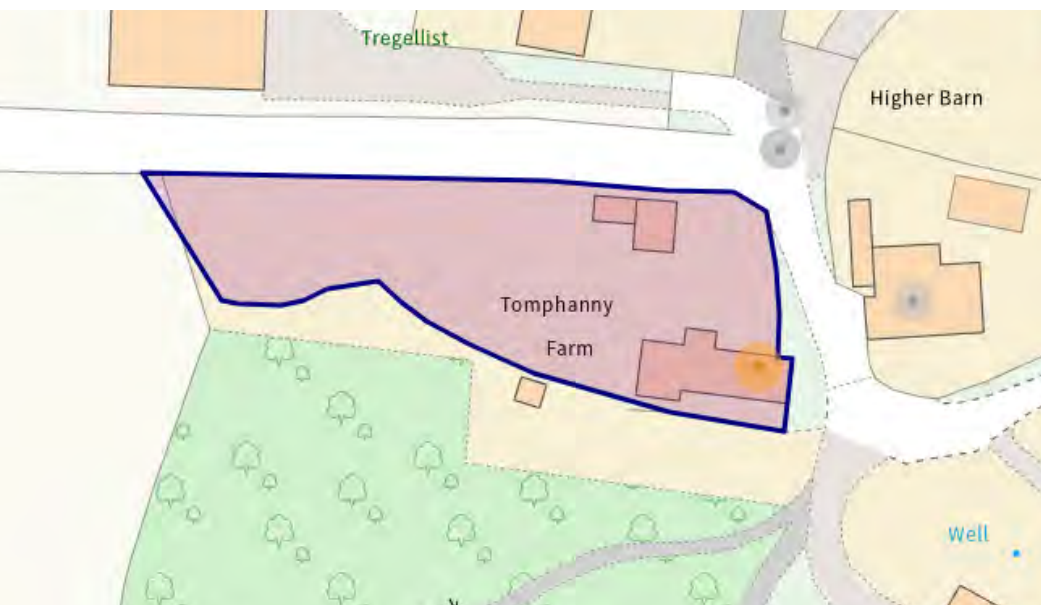
As you approach, the exterior gracefully complements its surroundings, leaving a lasting impression that only intensifies upon entry. The property boasts convenient parking, a garage for your vehicles, and a purpose-built studio—an ideal haven for those working from home. But that's not all; tucked away at the end of the garden is a separate, well-equipped shepherd hut, perfect for ancillary use or even generating additional income.

Adding a touch of sophistication is your very own UK registered vineyard, a unique feature that sets this property apart from the rest. Picture yourself enjoying a glass of wine produced from vines just steps away from your doorstep—an experience that awaits the new owner of this extraordinary residence.



This property has it all, and we invite interested parties to arrange a viewing at their earliest convenience. Don't miss the opportunity to step into this bespoke home, where the past meets the present in a harmonious blend of elegance and functionality. Contact us now to secure your chance to own a piece of history reimagined for modern living.

Changing Lifestyles



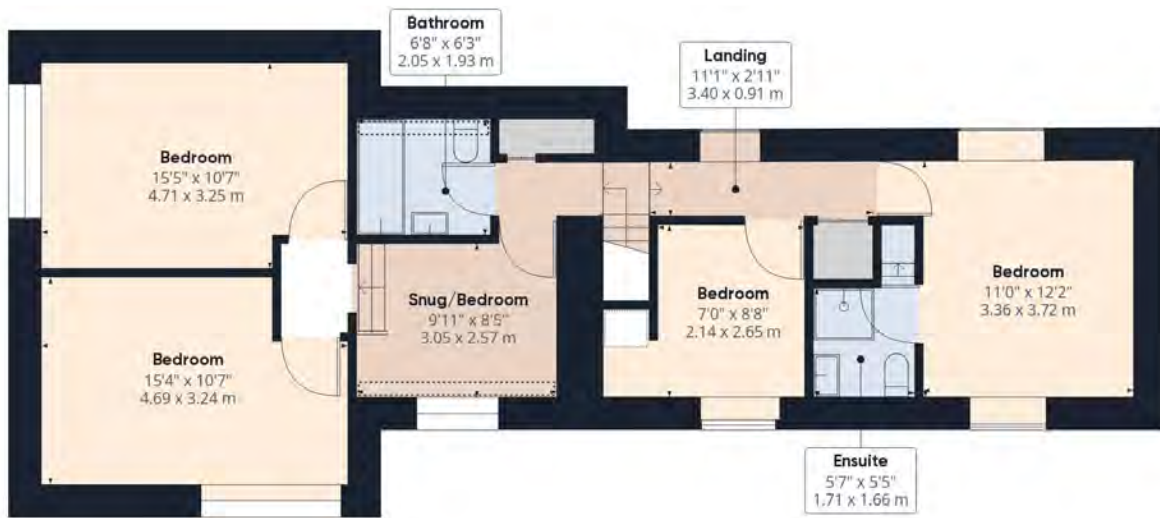
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.