



PENARE HOUSE
35 FORE STREET
TREGONY
TR2 5RN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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STUNNING VILLAGE HOME WITH LARGE GARDENS,
GARAGE AND WORKSHOP

Beautifully presented throughout and finished to the
highest of standards.

Larger than one would expect from a casual roadside
glance and must be viewed.

Four double bedrooms, master en-suite, family bathroom,
three reception rooms, shower room, conservatory and
kitchen/dining room.

Arguably one of the finest properties in Tregony.

GUIDE PRICE £695,000

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PHILIP MARTIN

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Penare House is a truly exceptional and beautifully presented Grade II Listed village residence, offering an abundance of character and charm throughout. Finished to an impeccable standard, the property is in superb decorative order and provides spacious, light-filled accommodation extending to approximately 2,500 sq ft. Set within a short walk of both primary and secondary schools as well as the local facilities, the position of Penare House is excellent.

This handsome double-fronted home is arranged over two floors and features generously proportioned rooms throughout. A wide entrance hall, with flagstone flooring and panelled walls, leads to two impressive reception rooms at the front and the stunning kitchen to the rear. The principal lounge boasts a feature fireplace, while the formal dining room is centred around an inglenook fireplace.

The kitchen is a standout feature of the home — beautifully appointed with a classic Aga, high-quality appliances, a part-vaulted ceiling with skylights, and slate flooring. Adjacent is a cosy snug, a useful shower room with w.c., and steps leading to an outstanding conservatory that opens directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the generous master bedroom includes fitted wardrobes and a well-appointed en suite. There are three further double bedrooms and a beautifully finished family bathroom, completing the elegant and thoughtfully designed accommodation.

The rear gardens are level, private, and enjoy a sunny aspect for most of the day. A wide paved terrace provides an ideal space for outdoor dining and entertaining, while the expansive lawn is perfect for children and pets — fully enclosed and secure. The garden wraps around in an L-shape towards the rear access, where a detached garage and workshop can be found. This area offers excellent potential for further off-road parking or future development, subject to the necessary consents.

In all, Penare House is a truly impressive and rare home that must be viewed to fully appreciate its scale, quality, and character — a unique opportunity not to be missed.



LISTING

This charming period house likely dates back to the 18th century and retains many original features. Built from traditional stone with a classic slate roof and a brick chimney, it has a two-storey layout with two main rooms and a central hallway. The front of the house has five attractive sash windows, giving it a grand appearance. The front door is a classic panel design, and the sash

windows are a real feature. A rear wing, also from the 18th century, extends from the back of the property. Inside, many period details remain intact, including a lovely staircase, original panel doors, decorative wooden panelling, and exposed ceiling beams. It is believed that the eaves were raised in the 19th century, possibly to increase ceiling height. The property likely to have been listed for its historical character and its contribution to the charm of the surrounding area.

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LOCATION

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short walk. The village is easily accessible to the whole of the Roseland Peninsula which is wonderful for tourism during the summer months. The village also has the benefit of a regular bus service to Truro and the Roseland whilst the harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south. The beaches along the south coast are all within close proximity including Carne, Pendower, Towan, Portholland and Caerhayes. Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

13'8" x 5'8" (4.18 x 1.74)

Stairs rising to first floor, under stairs cupboard and access to;

LOUNGE

15'1" x 13'2" (4.6 x 4.02)

With feature fireplace including a modern wood burning stove, alcoves to either side. Window to front with window seat below.

RECEPTION

15'7" x 13'5" (4.76 x 4.1)

The formal dining room, with fabulous inglenook fireplace. Steps leading into the snug.

SNUG

18'1" x 10'5" (5.53 x 3.18)

A lovely room for younger members of the family, currently used as a games and tv room. With an attractive brick fireplace.

KITCHEN

12'6" x 11'10" (3.83 x 3.62)

The hub of the home, with space for dining and cooking, with flagstone slate floors and steps, part vaulted ceiling with sky lights, doors to rear, Aga, two ring electric hob, space for fridge freezer, dishwasher, and a range of fitted units with worktop over, sink and drainer inset. Space for washer/dryer.

DINING ROOM

15'5" x 11'1" (4.7 x 3.4)

Provided for measurement purposes, open plan with kitchen.

SHOWER ROOM

5'6" x 5'1" (1.68 x 1.56)

Corner shower, w.c. and wash hand basin.

CONSERVATORY

19'3" x 11'8" (5.89 x 3.56)

Slate steps lead up and into the room with a void space below, ideal for general storage. This is a stunning garden room with matching slate floors and doors opening to the rear garden.

FIRST FLOOR

LANDING

MASTER BEDROOM

14'11" x 11'6" (4.57 x 3.52)

Positioned to the rear of the property, with fitted wardrobes.

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EN SUITE

7'10" x 4'11" (2.4 x 1.5)

W.C., wash hand basin, corner shower and heated towel rail.

FAMILY BATHROOM

9'8" x 5'10" (2.97 x 1.79)

Bath with shower over, w.c. wash hand basin, heated towel rail

BEDROOM 2

13'5" x 13'3" (4.09 x 4.04)

Window to front, fitted cupboards.

BEDROOM 3

13'7" x 10'10" (4.16 x 3.31)

Window to front, fitted cupboards and feature cast iron fireplace.

BEDROOM 4

10'1" x 10'0" (3.09 x 3.06)

Window to front and fitted wardrobes.

OUTSIDE

To the rear, the gardens offer a superb combination of space, privacy, and a sunny aspect that lasts throughout much of the day. The plot extends in an L-shape towards the rear access, where a detached garage and workshop are positioned — an area that also holds potential for additional off-road parking or future development, subject to the necessary consents. Closer to the house, a wide paved terrace provides the perfect spot for outdoor entertaining, while the expansive, fully enclosed lawn offers a safe and secure environment for both children and pets.

GARAGE

18'6" x 15'2" (5.66 x 4.64)

Doors opening onto the lane. Light and power connected.

WORKSHOP

17'1" x 12'1" (5.23 x 3.7)

Light and power connected.



SERVICES

Oil fired central heating. Mains water, drainage and electricity.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

COUNCIL TAX

Band D

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TENURE

Freehold

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

The property is easy to locate within the village of Tregony. Proceeding up through the village along Fore Street, passing the Kings Arms on the left and then Roseland Parc on the right, the property is easily located on the right hand side before reaching the Church.

AGENTS REMARKS

It's not often a home like Penare House comes to the market — this is a truly outstanding and remarkably well-preserved village property, full of charm and character. From the moment you walk through the front door into the flagstone-floored hallway, you get a sense of the history and craftsmanship that has gone into this home over the centuries.

What really stands out to me is the balance between its period elegance and the quality of the modern presentation — every room is beautifully finished, yet the original features like sash windows, exposed beams, and panelled doors have all been thoughtfully retained. The kitchen is a particular highlight, especially with the Aga and the vaulted ceiling, and the conservatory flowing into the garden creates a real sense of connection between the house and its outdoor space.

The layout works brilliantly for family living, with generous bedrooms upstairs and flexible spaces downstairs that could suit a range of lifestyles. And the location is hard to beat — Tregony is a thriving and well-connected village, and being just a short drive from both Truro and the Roseland Peninsula means you're never far from the coast or the city.

This is one of those rare homes that really has presence — both inside and out — and I'd highly recommend arranging a viewing to appreciate just how special it is.

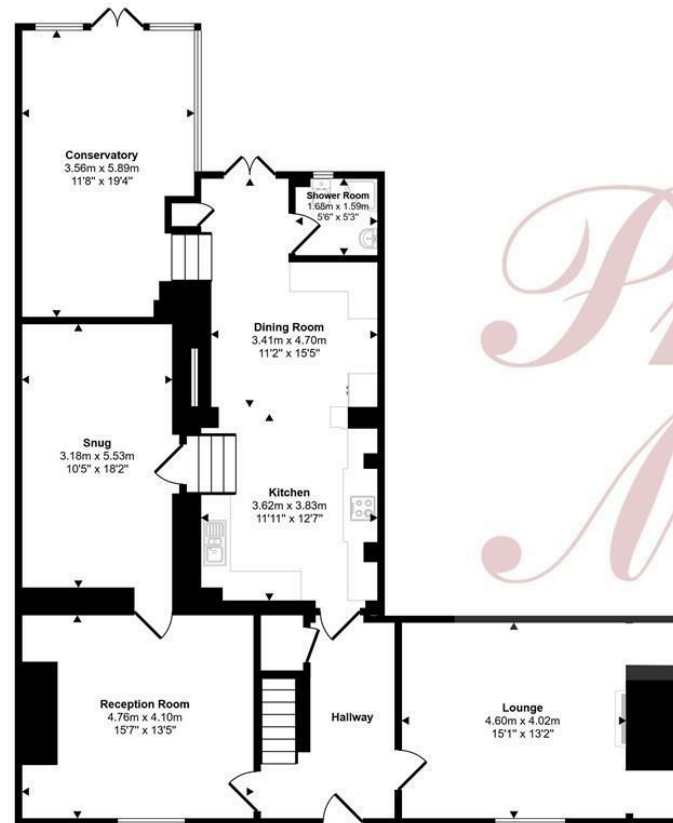


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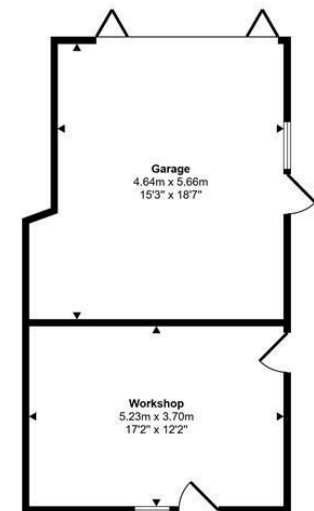
Approx Gross Internal Area
274 sq m / 2946 sq ft



Ground Floor
Approx 133 sq m / 1426 sq ft



First Floor
Approx 94 sq m / 1006 sq ft

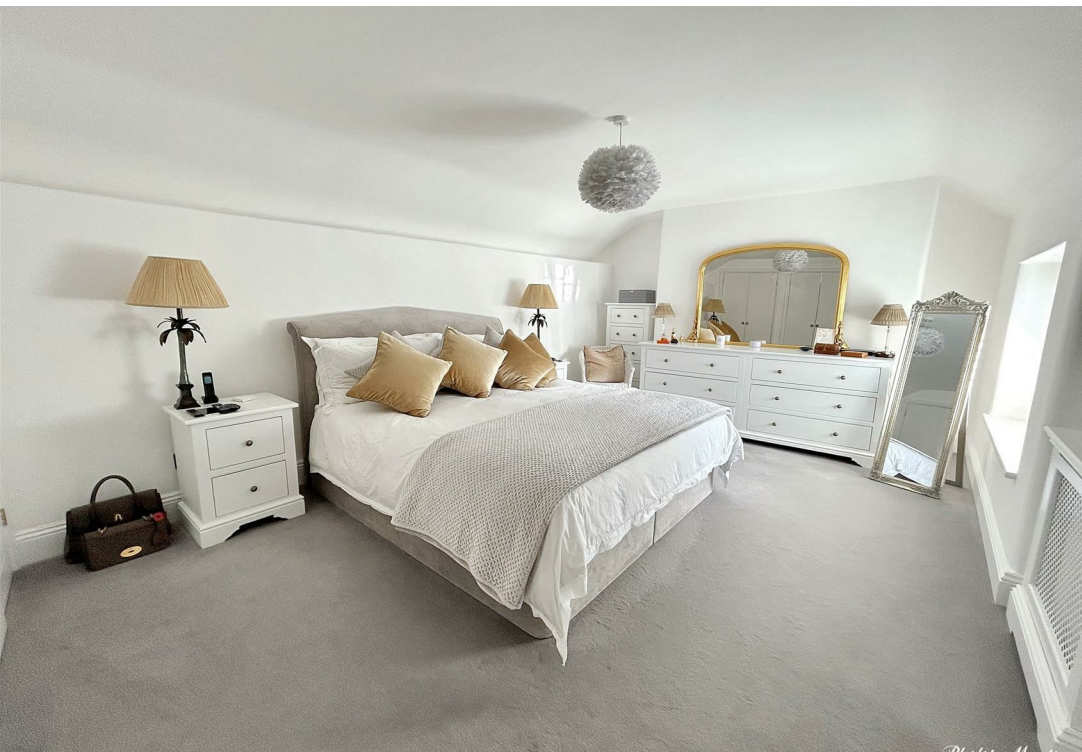


Outbuildings
Approx 48 sq m / 514 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(39-48) F			(39-48) F		
(21-38) G			(21-38) G		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	66	England & Wales	EU Directive 2002/91/EC	

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