



TRETHULLAN HOUSE

STICKER, ST. AUSTELL

PL26 7EH

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SUBSTANTIAL DETACHED CONVERTED BARN WITH ANNEXE
AND THREE ACRES OF MAGNIFICENT GARDENS

Enjoying complete privacy and located in a very peaceful rural location on the outskirts of Sticker between Truro and St Austell.

Extending to just over 4,000 square feet with large, well proportioned rooms enjoying views over the garden and countryside beyond. One bedroom self contained annexe.

Four bedrooms plus annexe (or six bedrooms), master with en suite, kitchen/dining room, fabulous conservatory, sitting room, utility, cloakroom, spacious hallway. Annexe with master bedroom en suite and large live in kitchen/dining/sitting room with balcony. LPG central heating. Double glazing.

Amazing mature gardens that need to be viewed enjoying complete privacy and orientated to maximise the sunny aspect with a huge selection of magnificent trees, shrubs and plants.

Detached triple garage and lots of parking.

Council Tax Band - G. EPC - E.

In all approximately Three Acres.

GUIDE PRICE £1,200,000

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PHILIP MARTIN

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GENERAL COMMENTS

Trethullan House is a fabulous detached converted barn located in a very quiet, rural setting with amazing gardens and grounds that extend to approximately three acres. The barn itself is extremely spacious and extends to over 4,000 square feet with extremely versatile accommodation that is currently configured as a four bedroom main dwelling with integral one bedroom self contained annex. The property has been greatly improved by the current owner and is beautifully presented throughout. All of the rooms are of a good proportion with large windows and glazed doors mostly enjoying a sunny aspect with views over the garden and countryside beyond. A feature is the fabulous conservatory that runs along the front of the house, perfect for sitting, dining and entertaining. In addition there is lots of living space that is perfect for modern day living including large kitchen/dining room with Aga and spacious sitting room. Also on the ground floor is a large entrance hall with huge turning staircase, utility room and cloakroom. The first floor offers four double bedrooms, study landing and bathroom. The master bedroom is particularly spacious with en suite shower room. In addition to the main dwelling there is a two storey self contained annexe that is ideal for a dependent relative but also offers excellent income potential for holiday letting and perfect for working from home. It has interconnecting doors from the hall and landing so is easily amalgamated for those looking for a one very large family home. The accommodation includes a double bedroom with en suite on the ground floor with steps leading to the first floor open plan live in kitchen, dining and sitting room with balcony and fine views. A driveway provides plenty of parking and there is a detached triple garage.

The gardens and grounds are truly incredible and extend to just over three acres and must be viewed to truly appreciate. A fine selection of specimen trees, shrubs and plants have been planted over the last thirty years and have matured into a fabulous garden that is surrounded by countryside.

LOCATION

The location of Trethullan House is very special indeed and within an area that is notably unspoiled; rolling farmland predominates and high Cornish hedgerows are attractively wooded. It enjoys a quiet rural setting yet is within a mile of village facilities at Sticker and strategically positioned for quick access to the A30, Newquay airport and both coasts. Sticker is a thriving community on the western side of St. Austell and with a good selection of facilities including shop, post office and public house. A regular bus service connects Truro through to St. Austell and obviously both centres offer a wide range of amenities including supermarkets, banks, building societies, restaurants as well as being close to three popular golf courses and a main line rail link to London (Paddington).

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

ENTRANCE HALLWAY

A spacious hall with substantial feature turning staircase leading to the first floor with storage cupboards below. Very high ceiling with exposed roof trusses, radiator, telephone point. Doors to sitting room, utility room and annexe.

CLOAKROOM

Low level w.c., wash hand basin, heated towel rail, part tiled walls, tiled floor, extractor fan.

UTILITY

4.05m x 4.42m (13'3" x 14'6")

A large utility with an excellent range of base and eye level kitchen units. One and a half bowl stainless steel sink with single drainer and mixer taps over. Solid wood worktops. A triple aspect room with windows to rear and side and half glazed door leading to the rear. Tiled floor. Boiler cupboard, housing Worcester LPG gas fired central heating boiler. Shelved storage cupboard. Space for fridge and space and plumbing for washing machine.

SITTING ROOM

5.14m x 7.12m (16'10" x 23'4")

A spacious, well proportioned twin aspect room with large window to rear and glazed door providing access, two windows to front, all with slate sills. Exposed beams, feature stone fireplace with granite lintel, incorporating Clearview wood burning stove with a slate hearth and log storage in fire breast recess. Radiator. Television point, two wall lights. Door to:



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KITCHEN/DINING ROOM

7.70m x 4.93m (25'3" x 16'2")

Another well proportioned triple aspect room with windows enjoying views to the rear, side and front. Excellent range of base and eye level solid oak kitchen units. Integral appliances including fridge, dishwasher, double oven, gas stainless steel hob with extractor hood over. Aga for cooking and hot water. Tiled floor, high ceiling with exposed beams. Breakfast bar with lots of storage cupboards and drawers below. Television Point. Glazed door to:

CONSERVATORY

3.00m x 11.20m (9'10" x 36'8")

A fabulous conservatory with ample space for sitting out and dining and perfect for

entertaining. Solid Iroco wood with double glazed windows enjoying views over the front courtyard with very deep window seats. Tiled floor, door to main entrance hall with windows either side. French doors opening to the large front terrace and a second glazed doorway. Exposed stone on the main building with granite and Porthpean stone lintels.

From main entrance hall door to the annexe bedroom, alternatively another reception room.

ANNEXE BEDROOM

5.41m x 4.32m (17'8" x 14'2")

A twin aspect room with French doors to front opening to patio providing sitting out space with lovely views over the garden. Side window overlooking the front patio. Exposed beams, radiator, two wall lights. Door leads from the bedroom into a side entrance giving

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independent access into the annexe. The original exterior granite steps, have been incorporated into a stairwell that provides access to the first floor live in kitchen, dining and sitting room.

EN SUITE SHOWER ROOM

1.90m x 2.87m (6'2" x 9'4")

A tiled room comprising low level w.c, pedestal wash hand basin, walk in shower with folding glazed doors and fully tiled surround and Triton Electric shower over. Radiator, extractor fan. Electric light with shaving point.

FIRST FLOOR

ANNEXE KITCHEN/DINING & SITTING ROOM

7.00m x 4.47m (22'11" x 14'7")

A lovely lights room with very high ceiling and exposed roof trusses. Two windows overlooking the front garden and French doors opening onto a large balcony providing sitting up space with glass balustrade and having views over the front garden. Excellent range of Shaker style base and eye level kitchen units, single sink with mixer tap over, corner cupboard with carousel. Integral ceramic hob, oven and fridge. Glazed French doors lead into the main house and landing.

LANDING

A sizeable landing with very high ceilings, exposed roof trusses, window to side enjoying views over the stables towards the formal gardens and window overlooking the front courtyard. Radiator. Large airing cupboard with factory lagged hot water cylinder.

BATHROOM

2.22m x 2.84m (7'3" x 9'3")

A tiled room with white suite comprising low level w.c, wash hand basin, bath with electric shower over and glazed screen, heated towel rail, tiled floor, frosted window to side, electric shaver point.

BEDROOM FOUR

3.05m x 4.43m (10'0" x 14'6")

Velux window to rear with blind, radiator. Vanity Sink unit with double cupboards below. Partly exposed roof trusses, built in wardrobe.

INNER LANDING

A huge space currently used as a study with two Velux windows allowing plenty of natural light, radiator and doors to the first floor bedrooms.

BEDROOM THREE

3.26m x 3.53m (10'8" x 11'6")

Window to rear and Velux with blind, radiator, built in wardrobe. Wash hand basin.

BEDROOM TWO

3.16m x 3.25m (10'4" x 10'7")

Window to rear and Velux with blind, radiator, two built in wardrobes. Second airing cupboard with factory lagged hot water cylinder heated from the Aga with immersion heater. Loft access.

MASTER BEDROOM

5.25m x 8.20m (17'2" x 26'10")

Another large twin aspects room with picture window overlooking the front patio and garden and window to rear with blinds Velux window, radiator, three built-in wardrobes. Door to:

EN SUITE SHOWER ROOM

2.18m x 3.00m (7'1" x 9'10")

A tiled room with low level w.c, his and her vanity sink units with tiled surrounds and storage cupboards below, bidet, double shower with fully tiled surround, radiator, Velux, electric shaving point.

OUTSIDE

Trethullan House is approached from a private country lane and a five bar gate opens into the entrance drive that sweeps around a central magnolia tree and there is parking for at least five cars. In front of the house is a large brick paved terrace enclosed within granite kerbstones that provides lots of sitting out space with deep, well stocked flower beds with many mature shrubs and plants, including plum tree and cherry and a stone wall forms the boundary. Beyond the driveway are lots of mature trees and shrubs that give complete privacy. The drive continues past the house and opens into a brick driveway where there is further parking for four cars and ample space for trailers, motorhome etc. Access to:

DOUBLE GARAGE

5.37m x 5.74m (17'7" x 18'9")

Block built with electric up and over garage door. Two windows to rear, glazed door opening to the rear of the house and pedestrian door between the two garages. Light and power.

ATTACHED THIRD GARAGE

5.37m x 2.76m (17'7" x 9'0")

A single garage electric door and window to side.

FORMER STABLES AND WORKSHOP

Two former stables that are currently used for storage and workshops with light and power. It is possible to drive past the garage and stables into the gardens. Greenhouse and vegetable garden with fruit cage, outside electric sockets.

GARDENS AND GROUNDS

The gardens are a sheer delight and extend to approximately three acres and are well stocked with literally hundreds of specimen plants, shrubs and trees. These include rhododendrons, camellias, acers, monkey puzzle tree, roses, tree ferns, maple, oaks, ash, fruit trees and many more. The large lawns are interspersed with the trees and shrubs and there are lovely woodland walks that enjoy shade and far reaching views over the adjoining farmland. The gardens are very special and must be viewed to truly appreciate.

SERVICES

Mains water and electric are connected. Private drainage. LPG central heating.

N.B

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

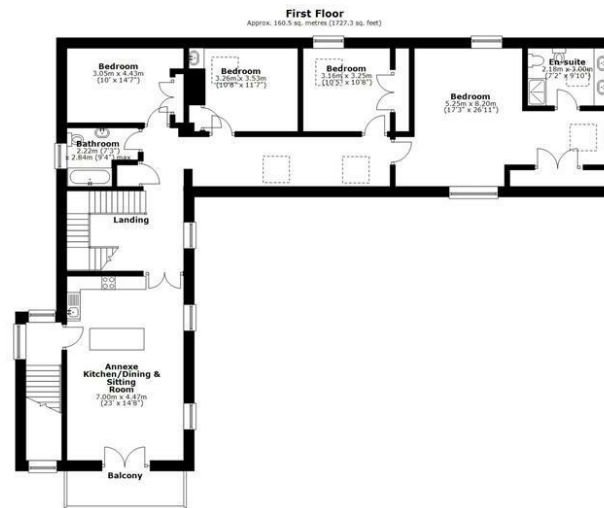
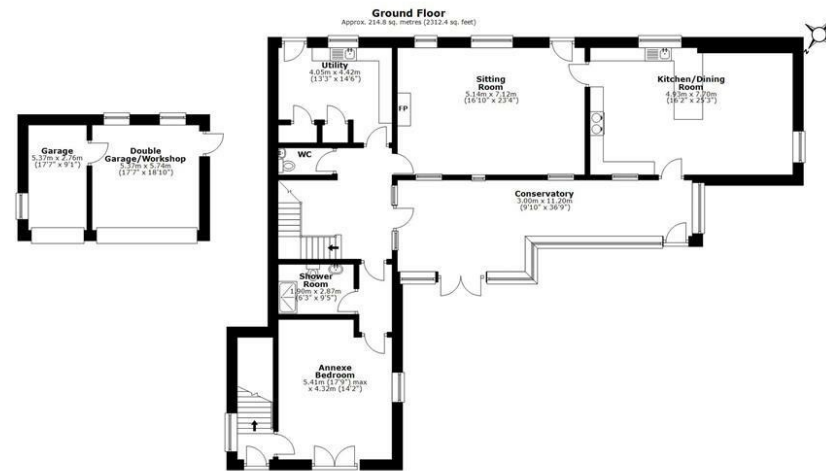
VIEWING

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.

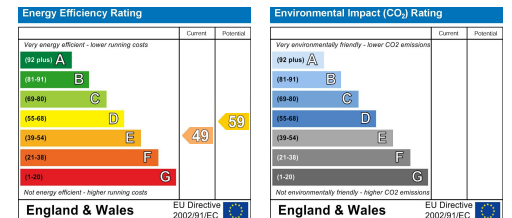
DIRECTIONS

From Truro proceed in an easterly direction along the A390 and on entering Hewas Water take the left hand turn signposted Coombe and immediately right onto Burngullow Lane. Stay on this road for approximately one mile and the entrance to Trethullan is on the left. Trethullan House is at the bottom of this private lane on the right hand side.

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Total area: approx. 375.3 sq. metres (4039.7 sq. feet)
Trethullan House, Sticker



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