

An aerial photograph showing a large, white, two-story house with a dark roof, situated on a peninsula. The house is surrounded by lush green fields and some trees. In the foreground, there is a large, rectangular, light-colored structure, possibly a greenhouse or a covered walkway. The peninsula is bordered by a body of water, and the background shows a wide expanse of water with some small boats. The sky is clear and blue.

TRESEVERN HOUSE  
STITHIANS, TRURO,  
CORNWALL TR3 7AR

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# TRESEVERN HOUSE

STITHIANS TRURO  
CORNWALL TR3 7AR

SUBSTANTIAL DETACHED HOUSE WITH FAR REACHING VIEWS,  
SUPERB STABLE YARD, OUTBUILDINGS AND 10 ACRES

Enjoying fabulous water views over the reservoir, its own land and countryside beyond - it really is a very special view. Located in a quiet, rural location on the outskirts of Stithians with easy access to Truro, Falmouth and both coasts.

Very spacious house extending to just over 3,400 square feet with large, well proportioned rooms, most enjoying the magnificent water and rural views.

Five bedrooms - huge master with en suite, kitchen/breakfast room with Aga, dining room, sitting rooms, study, utility room, boot room, cloakroom, spacious hallway, bathroom and workshop.  
Potential to create a self contained annexe on the ground floor.  
Oil fired central heating.

Large mature gardens surrounding the house. Superb stable yard with six stables, substantial hay barn.  
Detached garage with inspection pit and lots of parking.

Approximately 10 Acres of land.  
Another 27 Acres available in two further lots

Freehold. Council Tax Band - E. EPC - D.

GUIDE PRICE £1,200,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.**[philip-martin.co.uk](http://philip-martin.co.uk)



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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

The location of Treservern House is very special indeed, tucked away at the end of a long lane and enjoying fabulous uninterrupted water views over Stithians reservoir and surrounded by its own land that extends to approximately thirty seven acres in total. The house is very understated from outside and it is so much larger than it looks with light and spacious rooms that is very surprising and appealing. The property is perfect for equestrian use and is very well equipped for this with extensive stabling and excellent riding out from the property without having to go on any main roads which is very rare. The house has evolved over the years, thought to have originally been two farm workers cottages it has been amalgamated into one and extended substantially and has approximately 3,400 square feet of accommodation over two floors. There are five double bedrooms and bathroom on the first floor. The master bedroom is huge with en suite bathroom and all enjoy the magnificent water and countryside views. The ground floor has a large sitting room, dining room, kitchen/breakfast room with Aga, utility, back kitchen, workshop and cloakroom. There is potential to remodel the workshop, back kitchen and utility to create a self contained annexe if required with independent access. The views are very special inside and out. Extensive gardens surround the house and a dilapidated stone barn has potential for conversion. There is a detached garage/workshop with inspection pit, a stable yard including six stables and substantial hay barn/machinery store. The land included with Lot 1 extends to approximately ten acres, There is a further twenty seven acres available in two lots - Lot 2 has nine acres and Lot 3 eighteen acres. The land is divided into useful paddocks enclosed within natural hedge boundaries.

## LOCATION

Treservern House is conveniently located for swift access to both Truro and Falmouth. The village is Stithians offers a good range of facilities including public house, church, primary school and shop. Truro is within ten miles and is the capital of the county renowned for its excellent shopping centre, fine selection of restaurants and excellent schools. The historical port of Falmouth is within four miles providing direct access to the fabulous sailing waters of Carrick Roads as well as further shops and facilities.

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

### ENTANCE PORCH

Part glazed door opening to entrance hall. Natural slate floor.

### ENTRANCE HALL

A spacious hallway with stairs leading to first floor. Radiator. Parquet floor. Glazed doors to kitchen, dining room and sitting room.

### CLOAKROOM

Low level w.c, vanity sink unit with tiled worktop and splashback. Radiator. Parquet floor. Frosted window to front.

### SITTING ROOM

9.38m x 7.90m (30'9" x 25'11")

A large triple aspect room with windows to front, side and rear. Feature fireplace incorporating Clearview wood burning stove. Ornate ceiling cornices. Four radiators. Television point. Doors opening to:

### STUDY

4.33m x 3.61m (14'2" x 11'10")

Two windows to rear. Radiator. Telephone point.

### DINING ROOM

9.50m x 4.24m (31'2" x 13'10")

A very large room, ideal for entertaining. Two windows and glazed door opening into the rear garden. Beautifully appointed parquet floor. Fireplace incorporating Clearview wood burning stove. Ornate ceiling cornices. Glazed door opening into:



### KITCHEN/BREAKFAST ROOM

5.26m x 5.04m (17'3" x 16'6")

A light room with bi fold doors opening into the front garden and onto the sun terrace enjoying the afternoon and evening sun and countryside views. Excellent range of base and eye level Shaker style kitchen units. Worktops with tiled splashback, one and a half bowl stainless steel sink and single drainer, display cupboard, space for fridge and freezer. Double electric oven. LPG hob. Four oven Aga. Glazed door into dining room and door to:

### REAR HALL

Slate worktop, Belfast sink with mixer tap over. Deep pantry cupboard. Worcester oil fired central heating boiler, integral fridge. Space and plumbing for dishwasher. Radiator. Window to side and stable door leading to:

### REAR PORCH/BOOT ROOM

Door into garden.

### UTILITY ROOM

4.14m x 1.90m (13'6" x 6'2")

Space and plumbing for washing machines, space for tumble dryer. Worktops, additional storage over and a large walk-in storage cupboard. Frosted window to front. Door into:

### WORKSHOP

5.32m x 3.56m (17'5" x 11'8")

Former integral garage which is now used as a workshop. Built-in shelves, light and power. Door opening into garden.

### POTENTIAL ANNEXE

The utility room, rear hall and workshop could easily be reconfigured to provide a ground floor self contained annexe with independent access if required.

*Philip Martin*



#### FIRST FLOOR

Landing. Velux window. Storage in caves. Radiator.

#### MASTER BEDROOM

7.36m x 4.40m (24'1" x 14'5")

A light and spacious twin aspect room with windows to side and rear enjoying fabulous views over the surrounding countryside and water. Built in wardrobes. Deep ceiling cornice. Radiator. Door to:

#### EN SUITE

4.77m x 2.45m (15'7" x 8'0")

A large en suite with white suite comprising low level w.c, vanity sink unit, panel bath, separate double shower cubicle with fully tiled surround. Radiator. Window to front enjoying views over the reservoir with countryside beyond. Built in wardrobe with storage over. Walk in storage cupboard.

#### BEDROOM TWO

4.69m x 4.40m (15'4" x 14'5")

A spacious double bedroom. Window to rear enjoying views over the countryside. Radiator. Circular wash hand basin with storage cupboards below. Loft access.

#### BEDROOM THREE

4.69m x 4.40m (15'4" x 14'5")

A large double bedroom with window to rear enjoying views over the reservoir and over the fields of lot three. Radiator. Shelves in fire breast recess. Wash hand basin.

#### BEDROOM FOUR

3.91m x 3.73m (12'9" x 12'2")

Window to front enjoying the wonderful water and countryside views. Vanity sink unit with drawers below. Two double built in wardrobes with storage over. Radiator.

#### BATHROOM

3.91m x 2.00m (12'9" x 6'6")

A spacious bathroom with white suite comprising panel bath with fully tiled surround, pedestal wash hand basin, low level w.c, tiled floor, radiator. Airing cupboard housing unvented hot water cylinder with storage over. Window to front enjoying the stunning views.

#### BEDROOM FIVE

4.97m x 2.95m (16'3" x 9'8")

Another double bedroom with window to front enjoying views over the gardens, water and countryside beyond. Vanity sink unit with storage below. Deep, walk in wardrobe.

#### OUTSIDE

Tresevern House is approached through electric gates and a gravel drive leads up to the front of house where there is lots of parking and continues to the garage and stables. Mature gardens surround the house with level lawns and many mature shrubs, plants and trees. The views from the gardens are superb over the reservoir and countryside. They enjoy a sunny aspect and are very private. A path leads to the front door and sun terrace accessed from the kitchen that provides lots sitting out space enjoying the views.

#### DILAPIDATED STONE OUTBUILDING

A most attractive building with Cornish stone elevations and substantial granite quoins and lintels. Huge potential to convert (subject to planning). The hot tub is strategically positioned within the building to enjoy the views and is included in the sale.

#### DETACHED GARAGE

6.71m x 4.17m (22'0" x 13'8")

Inspection pit, windows to side, roof lights and double wooden doors. Light and power.

#### STABLES

The stable yard was purposely built by the clients in the early 1990s and is in excellent condition with six stables. All have concrete floors, stable doors, light, power and water. The stables open onto a central yard and there is an undercover feed area which could be a seventh stable.

#### STORE/HAY BARN

14.00m x 4.77m (45'11" x 15'7")

A timber building also in excellent condition with double doors and suitable for many uses.

#### LAND

The land included in Lot 1 extends to approximately ten acres, enclosed within eight conveniently sized paddocks and grazed by horses until recently. A local farmer has taken a crop of hay off the land in July. There is good access to all the fields and most have water troughs.

#### ADDITIONAL LAND LOTS

There is further land available. These lots will not be sold separately until Lot 1 is sold.

LOT 2 - 9 Acres divided into four fields. Guide £100,000

LOT 3 - 18 Acres divided into four fields. Guide £200,000.

Further information from the sole agents.

#### FISHING

One free fishing rod for Stithians Reservoir is included within the deeds for the owners of Tresevern House.

#### SERVICES

Mains water and electric. Private drainage with sewage treatment plant. Oil fired central heating.

#### N.B

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

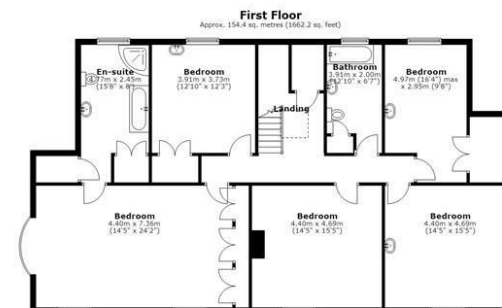
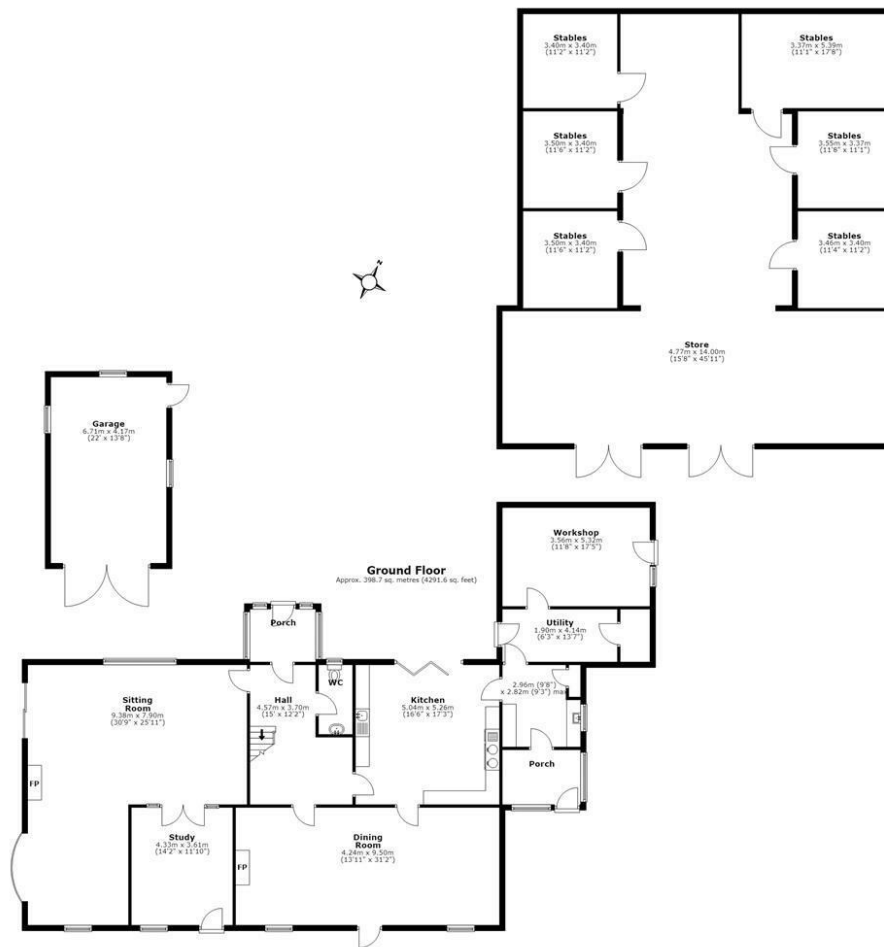
#### VIEWING

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.

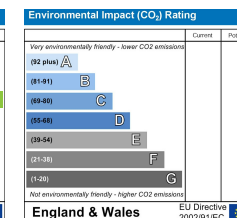
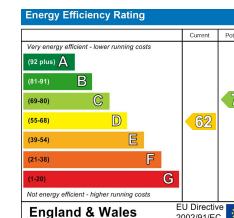
#### DIRECTIONS

Proceed out of Stithians village passing the shop and church along Hendra Road and take the second left hand turning with a dead end sign. Tresevern House will be found at the end of this road on the right.

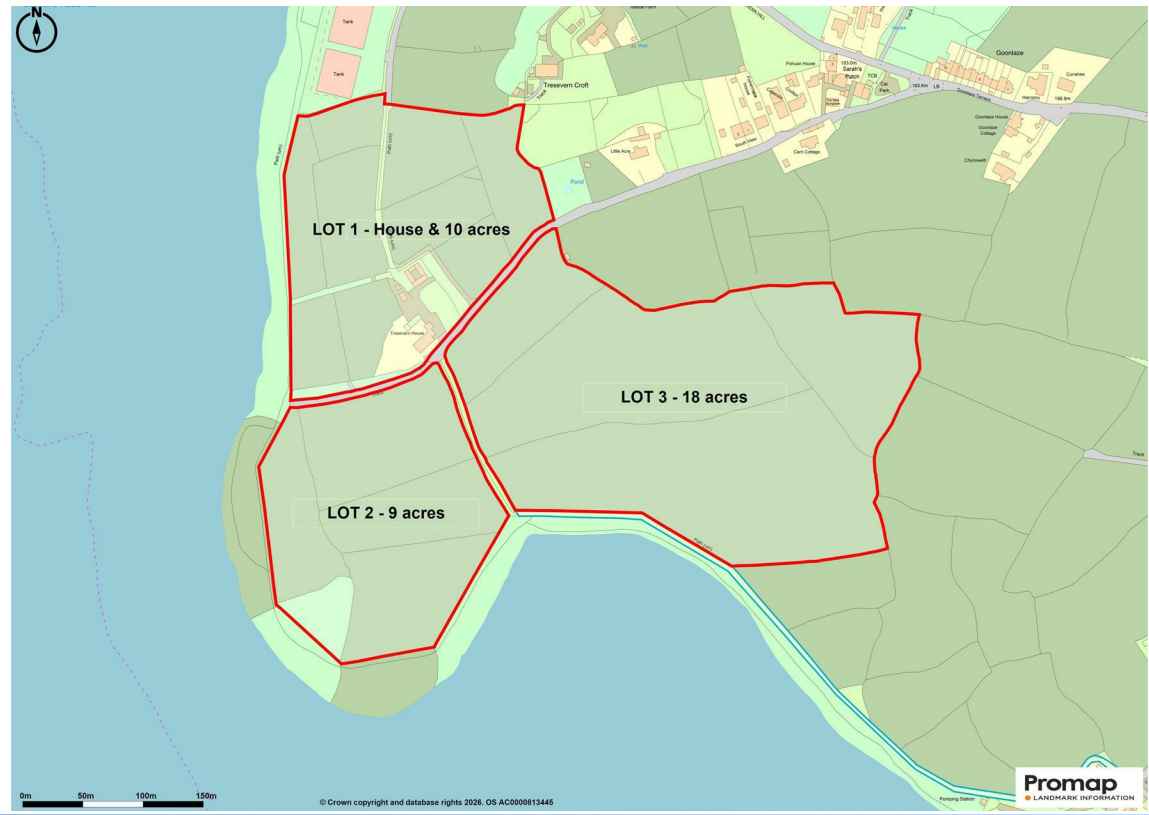
*Philip Martin*



Total area: approx. 553.1 sq. metres (5953.0 sq. feet)  
Tresevern House, Stithians



*Philip Martin*





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS