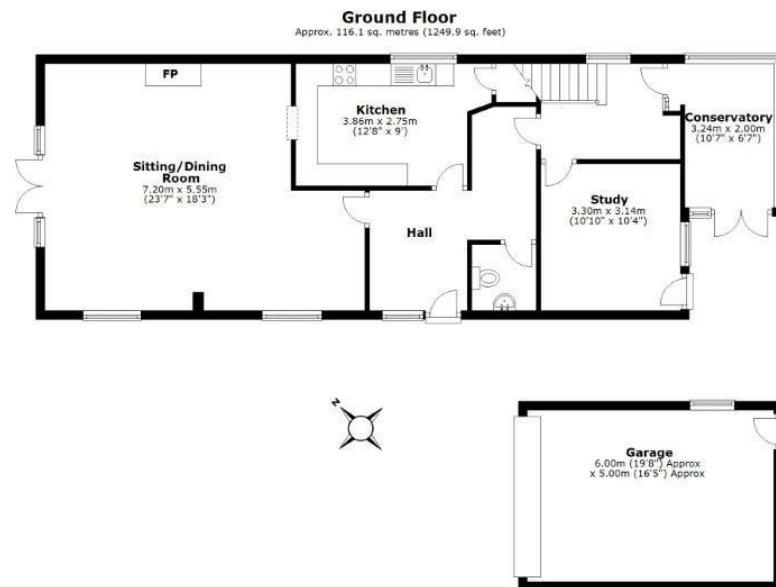


THE PARK, TREGONY



Total area: approx. 175.3 sq. metres (1887.0 sq. feet)

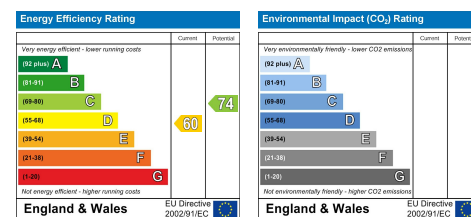
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
(Plan produced using PlanIt)

7 The Park, Tregony

KEY FEATURES

- DETACHED HOUSE
- THREE/FOUR BEDROOMS
- SITTING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- STUDY/SNUG
- BATHROOM & W.C.
- UTILITY ROOM
- SUBSTANTIAL PLOT
- TREMENDOUS COUNTRYSIDE VIEWS
- POPULAR VILLAGE LOCATION

ENERGY PERFORMANCE RATING



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

(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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HOLIDAY HOUSE, 7 THE PARK, TREGONY, TRURO, TR2 5PY

DETACHED HOUSE OCCUPYING A SUBSTANTIAL PLOT

7 The Park is a three/ four bedroom detached property situated in a non estate location within the popular village of Tregony. The dwelling enjoys tremendous views across the rolling countryside and occupies a large plot with mature gardens. The accommodation includes sitting/dining room, kitchen, study, conservatory, W.C., three bedrooms (master en-suite and balcony), bathroom and utility room. There is driveway parking, a detached double garage and a substantial outbuilding which was formerly the lavatories/ laundry facilities for the campsite. There is development potential here, subject to the necessary planning consent.

EPC - D. Freehold. Council Tax - A.

GUIDE PRICE £525,000

THE PROPERTY

Holiday House is a substantial detached house located within the heart of the popular village of Tregony. The location is particularly appealing due to being within walking distance of both the primary and secondary schools, as well as being close to the South Coast and the wonderful scenery and beaches. The property offers sizeable, family accommodation throughout whilst enjoying wonderful countryside views. Briefly the accommodation comprises:- entrance hall, large sitting/dining room, kitchen, w.c., study or fourth bedroom and conservatory to the ground floor with three bedrooms, the master with en-suite and large balcony enjoying the stunning views and a family bathroom to the first floor. The property is oil centrally heated with double glazing throughout. Outside, the gardens are very private and enjoy the splendid views, mainly laid to lawn with a variety of mature shrubs and plants. At the lower end of the garden are former toilets/shower rooms for the original holiday park whereby there is great scope and potential for a detached dwelling subject to the necessary planning consent. There is a large detached double garage with timber store behind and an electric roller door. Viewing is highly recommended.

TREGONY

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 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. 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.

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

GROUND FLOOR

ENTRANCE HALL

Spacious entrance with doors into;

KITCHEN

12'7" x 9'0" (3.86m x 2.75m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with window to rear. Gas hob with extractor fan over, electric oven and space and plumbing for dishwasher and fridge/freezer. Radiator. Space for dining table.

SITTING/ DINING ROOM

23'7" x 18'2" (7.20m x 5.55m)

Large dual aspect room with two windows to front, and doors to side opening into garden. Three radiators and a wood burning stove.

STUDY

10'9" x 10'3" (3.30m x 3.14m)

A versatile space, currently occupied as a study with window and door to side. Radiator.

CONSERVATORY

10'7" x 6'6" (3.24m x 2.00m)

Doors opening to rear courtyard leading to the garage. Tiled flooring.

W.C.

Vanity hand wash basin with cupboards under and low level W.C. Extractor fan.

FIRST FLOOR

LANDING

Providing access to the loft, a useful storage cupboard and doors into;

BEDROOM ONE

18'2" x 11'2" (5.55m x 3.42m)

Dual aspect large bedroom with window to front and double door to side opening onto balcony. Fitted wardrobes along one wall. Radiator. Door into;



EN-SUITE

Shower cubicle, pedestal hand wash basin and low level W.C. Window to front, heated towel rail and extractor fan.

BEDROOM TWO

10'4" x 9'2" (3.15m x 2.81m)

Window to front and radiator.

BEDROOM THREE

12'9" x 7'8" (3.91m x 2.36m)

Window to side aspect and radiator. Cupboard housing hot water cylinder over stairs.

BATHROOM

6'11" x 6'2" (2.11m x 1.90m)

Comprising bath with shower over, pedestal hand wash basin and low level W.C. Heated towel rail, extractor fan and obscured window to front.

UTILITY ROOM

Space and plumbing for washing machine and storage/shelving.

OUTSIDE

Occupying a substantial plot, there is gated access into grounds whereby there is ample parking in front of the garage. To the right hand side of the property there is an enclosed courtyard area that is south facing and access into the conservatory. To the lower side of the property is an expansive garden laid mainly to lawn with mature shrubs and trees. There is a patio area directly outside of the double doors from the sitting room. The grounds are incredibly private and enjoy the sunny aspect throughout the day.

GARAGE

19'8" x 16'4" (6.00m x 5.00)

Large garage with electric roller door to front and pedestrian rear door. Electric and power connected. Window to side.

OUTBUILDINGS

The former lavatories and laundry facilities for the pre historic campsite with water, electric and drainage connected. There is potential for development, subject to the necessary planning consent.



SOLAR PANELS

The property benefits from solar panels installed on the roof of the property which cover roughly 50% of the annual electricity costs.

SERVICES

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

N.B

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

COUNCIL TAX

A.

TENURE

Freehold.

DIRECTIONS

Enter Tregony village from the Truro direction and proceed up the hill and through the village passing the shop and the Kings Arms public house. Take the next left hand turning signposted Back Lane leading to The Park. Continue down the road and turn into The Park. Proceed through the development and around to the left hand side and No. 7 is then easily located on the left hand side.

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.

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.