



PENROSE WATER GARDEN HOUSE
TREGAVETHAN

TRURO,
TR4 9ES

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



PENROSE WATER GARDEN HOUSE TREGAVETHAN TR4 9ES

A STUNNING FAMILY HOUSE IN A RURAL SETTING CLOSE TO TRURO

A large modern house secluded in mature grounds just a couple of miles from the edge of Truro.

Architect designed with spacious accommodation arranged over four levels. 5 Bedrooms (including principal suite with ensuite shower room and 2 further bedrooms with ensuite shower rooms), family bathroom, large open plan sitting room/dining room /kitchen, playroom/second sitting room, cloakroom and utility/bootroom. Double glazed and oil-fired central heating.

IN NEED OF SOME REFURBISHMENT AND REDECORATION

Detached outbuilding comprising garage, workshop and cloakroom.

Two access points with driveway parking. Generous-sized plot with mature gardens laid to lawn and edged with mature shrubs and trees and including a small orchard.

Freehold. EPC - Band D. Council Tax - Band C (likely to be reassessed)



PRICE GUIDE £695,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

E: sales@philip-martin.co.uk

www.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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL REMARKS AND LOCATION

This property is set in a shallow wooded valley, seemingly "miles from anywhere" but only a couple of miles or thereabouts from the built environs of Truro. It is a tranquil haven, totally unique in its character and context and a very desirable place to live. Although once part of the nearby Tea Rooms and Water Gardens (now "The Cornish Barista") the house is well away from any commercial activity and enjoys a good level of quiet detachment and privacy.

The ambience of the property is essentially rural but it is not isolated and the nearest community of any size is the village of Shortlanesend. Here there is a local shop with post office and bakery, pub, Methodist church and also a primary school. The city of Truro with its Cathedral and fine shopping centre is within a few minutes driving distance and the village is also within two miles of the A30 and hence easily accessible to all parts of the county. North and south cornish coasts are both within easy reach.

THE HOUSE

This comprises a large contemporary building strategically positioned to enjoy the lovely views and with mostly south and westerly aspects. It is a large family size property affording an overwhelming feel of light and space and with some rooms having floor to ceiling glass to maximise the impact of the surroundings. As to be expected all windows are double glazed, there is a comprehensive system of oil-fired central heating which is assisted by solar panels.

PLEASE NOTE: the house has been rented for a number of years and hence some refurbishment is required. Some of the window seals have blown, the kitchen fittings would merit replacement and total redecoration is necessary. However the work required is thought to be very superficial and the house can easily be restored to its former pristine condition.

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

GROUND FLOOR (MIDDLE LEVEL)

ENTRANCE LOBBY AND HALLWAY

with slate paving to lobby and stairs to higher and lower levels in the hallway. Radiator.

BEDROOM 2

3.99m x 4.19m (13'1" x 13'9")

with radiator and access to ENSUITE SHOWER ROOM having large shower cubicle with glass door, round wash hand basin and wc. Ladder rack radiator.

BEDROOM 3

3.48m x 5.46m (11'5" x 17'11")

with radiator and access to ENSUITE SHOWER ROOM with tiled shower cubicle having folding glass door, vanity wash basin and wc. Ladder rack radiator.



Philip Martin

UTILITY ROOM

2.82m x 2.79m (9'3" x 9'2")

with slate floor and fitted shelf with hanging rail below. Access to walk-in Larder with fitted marble shelves.

REAR ENTRANCE LOBBY

with oil-fired central heating boiler, solar panel controls, Belfast sink and plumbing facility for washing machine.

CLOAKROOM

with vanity wash basin and wc. Paved floor, radiator and extractor fan.

LOWER GROUND FLOOR

LOWER HALL/LANDING

with radiator and walk-in cupboard.

PRINCIPAL BEDROOM

3.99m x 6.40m inc ensuite (13'1" x 21' inc ensuite)

with a range of built-in wardrobes (part mirror fronted) and french doors opening to the garden. Radiator.

ENSUITE SHOWER ROOM featuring leaded "sunrise" circular window, large shower cubicle, twin vanity wash basins and wc. Radiator, fitted mirror along one wall and extractor fan.

Philip Martin



BEDROOM 4

4.19m x 2.64m (13'9" x 8'8")
with radiator.

BEDROOM 5

3.68m x 3.02m (12'1" x 9'11")
with radiator and a range of fitted wardrobes (part mirror
fronted).

FAMILY BATHROOM

2.82m x 2.64m (9'3" x 8'8")
with corner jacuzzi bath, shower cubicle, wash basin and wc.
Paved floor and ladder rack radiator.

FIRST FLOOR

LOUNGE/DINING ROOM/KITCHEN

8.79m x 9.35m max (28'10" x 30'8" max)
A spacious open plan room with plenty of natural light. The
kitchen area is fitted with a range of cream coloured units
comprising ample base cupboards and drawers and work
surface area with twin bowl and drainer inset. Integral
appliances include fridge and freezer, Beko dishwasher,
Diplomat double oven and solid hob with extractor over.
The dining and sitting areas focus to a slate hearth and
cylindrical wood-burning stove. Three french doors open to
the adjacent BALCONY. Radiator.

TOP FLOOR

PLAYROOM/SECOND SITTING ROOM

5.36m x 8.23m (17'7" x 27')
Accessed by stairs from the main reception room.
This is a room set within the roof space and with sloping
ceilings affording minimum headroom in part. There are six
windows, each with window seating and with the room
focusing to a raised half-round wood-burning stove above a
marble plinth running the full width of the room.

OUTSIDE

A generous area of garden surrounds the house but is mainly
on the south and west side. Areas of lawn are enclosed by
mature shrub and tree planting and hence the gardens are
extremely private and sheltered. An area to the east side of
the house is planted as an orchard and alongside is a Former
KENNEL and WOODSTORE. Pathways to the rear of the
house are paved for minimal maintenance.

OUTBUILDING

A detached outbuilding (39' x 11'6" - 11.9m x 3.5m)
measured externally) at the rear of the house comprises
GARAGE with roller door WORKSHOP and
CLOAKROOM.



SERVICES

Mains electricity. Mains water (central supply shared with
neighbours). Private drainage system. Oil-fired central
heating system. Solar panels to assist hot water.
NB. The electrical circuit, appliances and heating system
have not been tested by the agents.

VIEWING

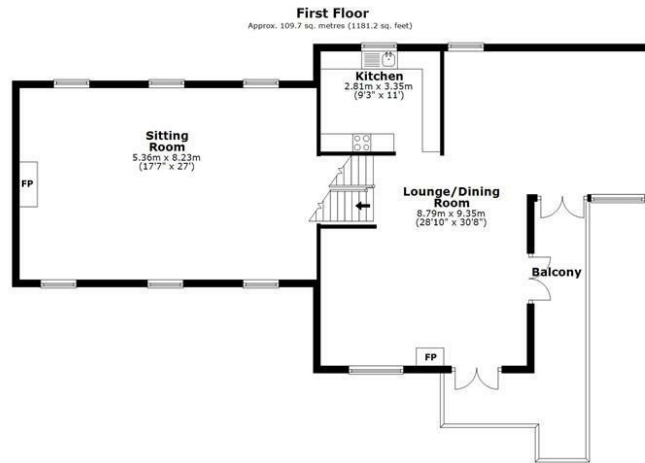
Strictly by Appointment through the Agents Philip Martin,
9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872
242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT.
Telephone 01326 270008.

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

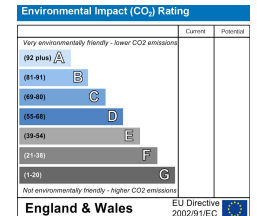
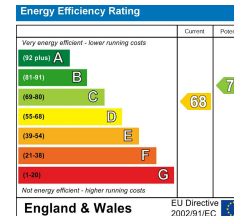
From Truro proceed northwards out of the city via Kenwyn
Hill on the B3284 towards Shortlanesend. After about 2
miles you will approach the village and take the first turning
left into School Hill. Proceed down through School Hill and
after leaving the developed part of the village take the first
fork right (signposted Penrose Water Garden). Continue a
little further taking the left turn into the property where a sale
board will be displayed.



Total area: approx. 251.7 sq. metres (2708.9 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 Planlabe.

Penrose Water Gardens, Tregavethan



Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS