



THE OLD COACH HOUSE  
FORE STREET,  
TREGONY,  
TR2 5RN

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# THE OLD COACH HOUSE FORE STREET, TREGONY, TR2 5RN

## IMMACULATE CONVERTED FORMER COACH HOUSE

Situated in a delightful tucked away location away from the main thoroughfare yet within a few metres of the shops and local amenities.

Recently completely renovated to a high standard, 2 bedrooms, bathroom, sitting room and kitchen/dining room. Sold with no chain and vacant possession.

A perfect active holiday let, long term let or full time home.

EPC - F (conducted before renovation). Currently council tax exempt due to being a holiday let.

## OFFERS IN THE REGION OF £270,000

## *Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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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.

## THE PROPERTY

This former coach house is situated in a special location. Positioned within the centre of the village close to the amenities yet tucked away from the main thoroughfare. It lies within in catchment for the prestigious Roseland Academy, which is one of the best state schools in Cornwall. The building is particularly attractive, double fronted with mellow stone elevations, arched red brick lintels all under a natural slate roof. Due to its former use the property has high ceilings with open beams and with the front elevation facing southwest the property enjoys a light and sunny aspect for the majority of the day.

It has recently undergone a complete renovation by the current owners and is finished with the finest quality fixtures and fittings. Stylish features include engineered oak flooring, exposed ceiling beams and clever wooden internal cladding offering a replacement for painted walls. All radiators have been replaced with new 100% efficient electric radiators, with WiFi connectivity so you can operate remotely if needed. It has also been rewired.

There are two bedrooms and bathroom to the first floor with a sitting room and kitchen/dining room to the ground floor. An attic room is accessible via a second staircase in bedroom two although this has restricted head room and is mostly suitable for storage. The property benefits from double-glazed windows and new electric heating. A new, pressurised stainless steel hot water system has been installed. Offered for sale with no onward chain and vacant possession.

It is currently utilised as a successful buy to holiday let, yet it is equally suited to both full time residential letting and full time occupation. Therefore The Old Coash House will appeal to a range of different buyers. An internal, early viewing is essential.

## ROSELAND PENINSULA

The Roseland Peninsula is scheduled as an Area of Outstanding Natural Beauty and is renowned for its many scenic attractions both inland and along the coast. The beaches at Carne and Pendower are within a few minutes driving distance from the property and all the harbourside villages such as Portloe, Portholland, Portscatho and St. Mawes are all within a few miles. The tidal saltings at nearby Ruanlanihorne at the head of the creek are also a significant local feature and there are good sailing facilities at Percuil and St. Mawes.



## TREGONY

Tregony is a thriving community sometimes referred to as the "gateway to the Roseland" offering post office/shop, public house, church, doctors surgery and both primary and secondary schools as well as a wide range of social activities. The village is easily accessible to the whole of the Roseland peninsula which is a much sought after residential area.

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

## ENTRANCE HALL

Double-glazed entrance door leading into open-plan hall, stairs off to first floor and opening into:

## KITCHEN / DINER

2.98m x 4.53m (9'9" x 14'10")

A well equipped and quirky space with engineered oak flooring, frosted window to the rear and double glazed window to the front elevation, ceiling and wall mounted lights. Contrasting white and

*Philip Martin*



wooden kitchen units comprising a mixture of cupboard and drawers. Integral fridge, freezer, slim line dishwasher, oven, hob and extractor. A white worktop with sink and drainer inset and a tiled splashback.

#### SITTING ROOM

3.46m x 4.49m (11'4" x 14'8")

A beautiful room with a mixture of wooden cladded and painted walls, and patio doors leading out to the courtyard. Engineered oak flooring has been installed throughout the ground floor which really compliments the wall cladding. A new eco-friendly biofuel stove is a real focal point and will appeal to many. The ceilings are beamed and heating is provided by a new electric panel heater.

#### STAIRS & LANDING

A wooden staircase leads to the first floor where two bedrooms and family bathroom are located. The stairs & landing has one ceiling mounted light, a mixture of painted and wooden cladded walls and loft access.

#### BEDROOM ONE

2.15m x 4.53m (7'0" x 14'10")

A double bedroom with a window to the front aspect overlooking the church, one wall mounted radiator and one ceiling light.

#### BEDROOM TWO

3.9m x 2.36m (12'9" x 7'8")

A second bedroom with a window to the front aspect, one wall mounted radiator, one ceiling mounted light and two wall mounted lights. Door and stair case leading to partially converted attic.

#### BATHROOM

2.06m x 2.02m (6'9" x 6'7")

A white bathroom suite comprising W.C, hand wash basin and bath with shower above. Opaque window to the side aspect. A mixture of tiled and painted walls, tiled flooring and a storage cupboard. Extractor fan.

#### ATTIC ROOM

4.57m x 2.97m (14'11" x 9'8")

With exposed roof beams and restricted head room and suitable for storage. Two velux windows and door to eaves storage space.

#### OUTSIDE

To the front of the property is a courtyard garden. Parking is available on the main Fore Street.

#### 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 towards St Austell on the A390. Turn right onto the A3078 towards St Mawes. After Tregony bridge immediately turn left up the hill and into the centre of the village where the driveway to the property will be found on the right hand side just after the Chapel.

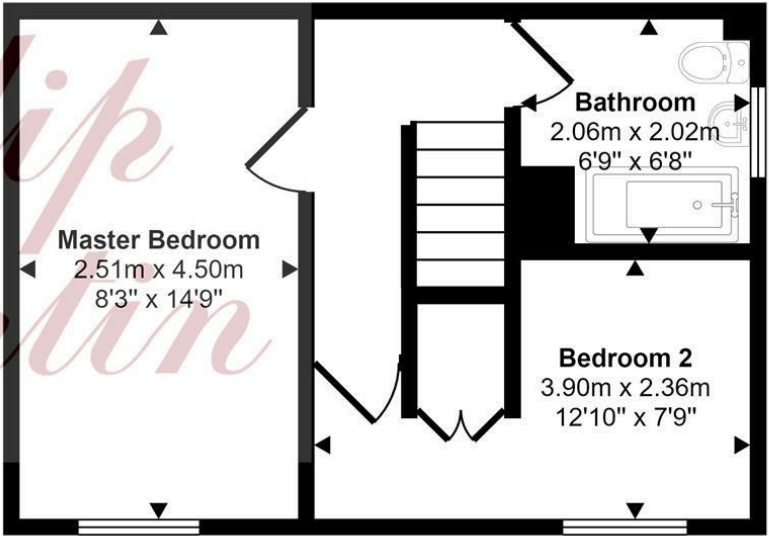
#### VIEWING

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.

Approx Gross Internal Area  
59 sq m / 638 sq ft

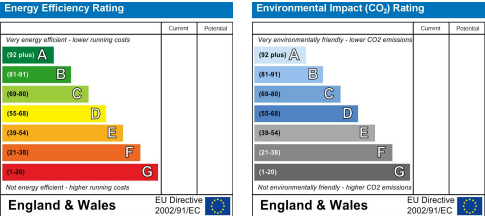


Ground Floor  
Approx 30 sq m / 319 sq ft



First Floor  
Approx 30 sq m / 319 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 Snappy 360.







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