



47 LORDS MEADOW

TRECONY TRURO,
CORNWALL TR2 5RZ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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TREGONY TRURO
CORNWALL TR2 5RZ

DETACHED FOUR BEDROOM HOUSE WITH FAR
REACHING RURAL VIEWS

Located in arguably the best position within Lords Meadow, which is one of the most desirable developments in Tregony.

Reverse level accommodation maximising a breath-taking rural outlook.

In all, it comprises; Entrance hall, sitting room, kitchen/diner, four bedrooms, utility, two bathrooms, single garage and storage room.

Oil fired central heating and uPVC double glazing throughout.

EPC - D

Council Tax - E

GUIDE PRICE £475,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

47 Lords Meadow is a spacious four bedroom family home which has been in the same ownership since 2011 during which time it has been completely renovated to now form an immaculately presented property finished to the highest of standards. It is situated in arguably the best position within the development with panoramic rural views from its south-facing rear aspect, towards the Roseland Peninsular. Recent upgrades include a landscaped garden, bi folding doors and modern fitted kitchen. The thoughtful design allows for reserve level accommodation with the intention of supplying the best outlook from the living space, supported by the installation of floor to ceiling windows. A real feature is the glass wall between the entrance hall and the sitting room which not only creates a light environment, but draws your eye to the views immediately.

An entrance hall leads to split level accommodation. The first floor comprises; Sitting room, kitchen/diner, one bedroom and bathroom, while the lower ground floor offers three further bedrooms, rear hall, bathroom and utility. In addition to this there is a single garage and a further soundproofed storage space.

Externally, 47 Lords Meadow offers off road parking for two cars, although further parking is available within Lords Meadow. Its rear garden is terraced offering multiple level spaces for entertaining in what originally was a steep plot.

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):

ENTRANCE HALL

An opaque glass front door leads to an entrance hall with wood effect porcelain tiled flooring. Stairs and landings lead to split level accommodation.

FIRST FLOOR

SITTING ROOM

5.06m x 3.65m (16'7" x 11'11")

Making the most of the reserve level accommodation this room has been installed with a floor to ceiling window to the rear aspect overlooking countryside. Carpeted flooring and one wall mounted radiator. A wood burner is positioned upon a slate hearth with a stone surround and slate mantelpiece. One ceiling mounted light, coving & skirting throughout.



KITCHEN / DINER

5.75m x 4.91m (18'10" x 16'1")

A modern fitted kitchen with base level units comprising a mixture of cupboards and drawers. Integral dishwasher & fridge. The oil fired Aga is 1971 and has been re-enamelled by the current owners. A ceramic sink with stainless steel taps and two electric hobs are set within a laminate worktop. The walls are a mixture of tiled and painted. Wood effect porcelain tiled flooring. Spot lighting is installed as well as a clever solar tube.

BEDROOM ONE

3.49m x 2.93 (11'5" x 9'7")

A double bedroom with a window to the front aspect. One wall mounted radiator, skirting & coving. Carpeting flooring and one ceiling mounted light.

BATHROOM

3.03m x 1.7m (9'11" x 5'6")

A white bathroom suite comprising toilet, hand wash basin, traditional bidet and a walk in shower. Tiled walls and flooring. One wall mounted heated towel rail. An extractor fan is fitted, as well as skirting throughout.

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LOWER GROUND FLOOR

BEDROOM TWO

3.71m x 2.8m (12'2" x 9'2")

A second double bedroom with a window to the rear aspect. Carpeted flooring and one ceiling mounted light. Integral wardrobes, skirting and coving. One wall mounted radiator.

BEDROOM THREE

2.52m x 2.23m (8'3" x 7'3")

A single room with a window to the rear aspect, carpeted flooring and one wall mounted radiator. Ceiling mounted light, skirting and coving.

BEDROOM FOUR / LOUNGE

3.65m x 3m (11'11" x 9'10")

A double bedroom, currently used as a second lounge space incorporating Bi-Folding doors leading to the garden patio area. A traditional wood burner is set within the wall and sits on a tiled hearth. One wall mounted radiator and ceiling mounted light. Skirting throughout. Door to utility.

UTILITY

2.65m x 1.73m (8'8" x 5'8")

A range of storage cupboards and the oil fired boiler. Space for freezer and one ceiling light. Window and door to the rear aspect.

REAR HALL

With slate flooring, spot lighting and one wall mounted radiator. A door to the side aspect.

BATHROOM

2.93m x 1.9m (9'7" x 6'2")

Slate flooring continues. A white bathroom suite comprising toilet, hand wash basin and bath with shower above. An opaque window to the side aspect and a wall mounted heated towel rail.

GARAGE & STORAGE ROOM

4.9m x 2.65m (16'0" x 8'8")

A single garage with up and over garage door. The storage room has been sound proofed.

OUTSIDE

Off road parking for two cars is available at the front of 47 Lords Meadow. To the rear, the garden has been thoughtfully terraced offering many places for entertaining during the summer months and is laid to a mixture of patio and lawn. This also means the garden has been made perfect for children and pets, and is fully enclosed by natural boundaries. These boundaries are full with an array of mature shrubs, plants and bushes and are a real haven for wildlife.

DATA PROTECTION

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N.B

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

COUNCIL TAX

E.

TENURE

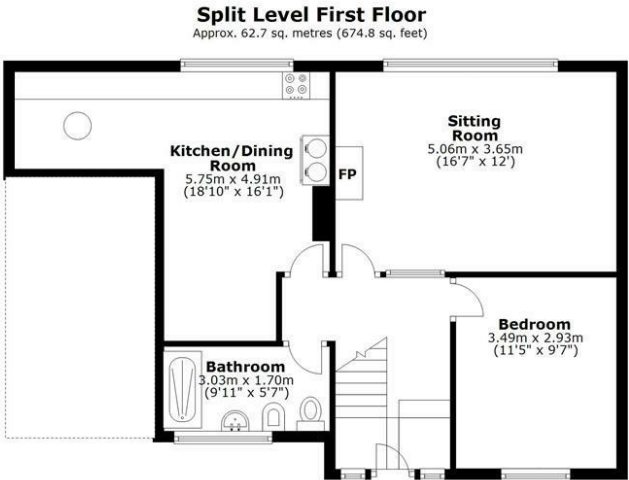
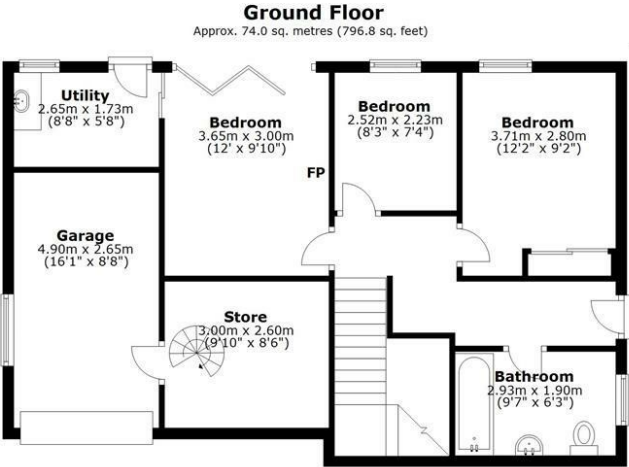
Freehold.

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 on the A390 turning right signposted to Tregony from Probus by-pass. Proceed up Tregony Hill turning right just past the public house into New Road and take the first turning on the left signposted to Lords Meadow. At the bottom of this road turn right and number 47 will be found after a short distance on the left hand side.

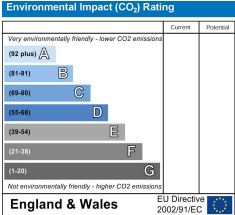
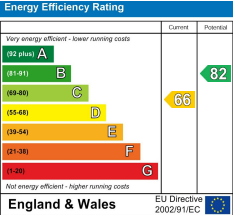


Total area: approx. 136.7 sq. metres (1471.5 sq. feet)

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 PlanUp.

47 Lords Meadow, Tregony







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