



# WELLINGTON HOUSE TREWORGA

RUAN HIGH LANES  
TR2 5NP

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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WELLINGTON  
RUAN HIGH LANES  
TRURO  
TR2 5NP

STUNNING DETACHED HOUSE IN THE HEART OF THE ROSELAND  
PENINSULA

Beautifully presented and completely refurbished in very recent years.  
Occupying a very large mature plot and enjoying far reaching views over the  
surrounding countryside.

Extremely well proportioned with light and spacious rooms, this is a perfect  
family home. Five double bedrooms, two with en suite shower rooms, very  
large open plan live-in kitchen, dining and sitting room. Fabulous fitted  
kitchen, sitting area with woodburner. Study, playroom, cloakroom, utility  
and family bathroom. Replacement double glazed windows and doors.  
Oil fired central heating.

Large enclosed rear garden enjoying privacy and a sunny aspect with huge  
lawn and paved terrace for sitting out.

Detached double garage with inspection pit and storage in loft above and  
potential for conversion. Lots of parking and ample space for a motor home,  
boat, trailers etc.

Internal viewing essential.

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

GUIDE PRICE £795,000

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PHILIP MARTIN

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## GENERAL COMMENTS

Wellington House is a very attractive detached house that has been lovingly restored by the current owners to a very high standard. Located in a quiet hamlet just minutes from the coast and sandy beaches, the whole property enjoys privacy and a sunny aspect with lovely countryside views from the rear. The house is beautifully appointed with quality kitchen and luxurious bathrooms and has well proportioned rooms with large windows that afford plenty of natural light. A front tarmac drive provides parking for at least six cars with ample space for a motor home, boat etc, the detached double garage has storage in the loft and an inspection pit. This is a substantial building which has potential for conversion subject to consent.

The accommodation includes five double bedrooms and family bathroom on the first floor, the master and guest bedrooms have en suite shower rooms. The first floor bedrooms are carpeted whilst the bathroom and en suites are tiled. The ground floor includes a very large open plan living space, perfect for modern day living with sitting area that has a woodburner and stunning kitchen/dining room. In addition on the ground floor are two reception rooms currently a study and playroom, utility room and cloakroom. Two sets of French doors in the kitchen/dining room open into the rear garden onto the large terrace. The majority of the renovation work was finished in 2021 so all of the double glazed windows and doors, oil fired boiler and central heating system were new at this time. An internal viewing is essential.

## LOCATION

Treworga is an unspoiled rural hamlet lying within the heart of the Roseland Peninsula and part of an area scheduled as being of Outstanding Natural Beauty and renowned for its many scenic attractions. 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. The City of Truro with its Cathedral and fine shopping centre is about twelve miles away.

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

## OPEN ENTRANCE PORCH

A very large porch with slate floor and glazed door opening to:

## ENTRANCE HALL

Stairs to first floor, door to study. Radiator. Opening through to the open plan kitchen, dining and sitting room

## SITTING AREA

Woodburning stove with wooden lintel over, radiator. Window to side. Engineered oak floor.

## DINING AREA

Two sets of glazed French doors opening onto the large rear terrace and enjoying views over the garden. Window to side. Television and telephone points. Radiator. Engineered oak floor.



## KITCHEN

Beautifully appointed with excellent range of base and eye level shaker style units with Corian worktops. Integral fridge. Rangemaster electric oven with ceramic hob and extractor over, space for American fridge/freezer. Belfast sink. Island unit with breakfast bar, cupboards and drawers below. Radiator. Window overlooking the rear garden. Engineered oak floor. Door to:

## UTILITY ROOM

Base and eye level kitchen units. Worktop incorporating Belfast sink with

space for tumble dryer and plumbing for washing machine below. Tiled wood effect floor with underfloor heating. Space for upright fridge/freezer. Extractor fan. Oil fired central heating boiler (new in 2021).

## STUDY

Window overlooking the front garden and drive. Radiator. Shelves. Telephone point. Engineered oak floor.

## INNER HALLWAY

Under stairs storage cupboard.

## CLOAKROOM

Two frosted windows to front. Low level w.c, wash hand basin.

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#### PLAYROOM/STUDY TWO

Window to front. Radiator. Cupboard housing electric consumer unit.

#### FIRST FLOOR

Landing. Two windows overlooking the front driveway. Airing cupboard housing unvented hot water cylinder with slatted shelves, two further storage cupboards. Two radiators. Loft access.

#### MASTER BEDROOM

A light twin aspect room with windows overlooking the front garden and driveway and half glazed door leading to the balcony. Radiator. Door to:

#### EN SUITE

Luxurious white suite comprising double shower with fully tiled surround, low level w.c, large sink with drawers below and mixer tap over. Tiled floor. Frosted window to front, extractor fan, spotlights, heated towel rail.

#### BALCONY

Plenty of sitting out space enjoying views over the front garden. Metal railings.

#### BEDROOM TWO

Window overlooking the rear garden and enjoying views over the surrounding countryside. Radiator. Built in wardrobe. Door to:

#### EN SUITE

A luxurious white suite comprising low level w.c, wash hand basin, freestanding bath with shower over. Tiled floor and part tiled walls. Heated towel rail. Extractor fan. Frosted window to front.

#### BEDROOM THREE

Window overlooking the rear garden and countryside beyond. Radiator.

#### BEDROOM FOUR

Window overlooking the rear garden and enjoying views. Radiator.

#### BEDROOM FIVE

Window to rear enjoying the garden and rural views. Radiator. Built in double wardrobe.

#### SHOWER ROOM

A white suite with low level w.c, vanity sink unit with mirror fronted bathroom cabinet over. Double shower cubicle with fully tiled surround and sliding glazed door. Frosted window to side. Heated towel rail. Tiled floor. Extractor fan.

#### OUTSIDE

At the front is a large tarmac driveway that provides parking for numerous vehicles with ample space for motor home, trailers, etc. Level lawn, attractive Cornish stone walling. The drive ultimately gives access to the:-

#### DOUBLE GARAGE

Two wooden garage doors. Pedestrian door to the side. Light and power. Inspection pit. Window to side. Storage above with circular window to front and Velux.

#### REAR GARDEN

At the rear is a very large enclosed garden, comprising a huge lawn perfect for children and pets enclosed within dense tree lined boundaries. The garden is extremely private and enjoys a sunny aspect. A large terrace runs along the entire width of the house accessed from the kitchen and dining room providing lots of sitting out space that enjoys views over the garden and surrounding countryside. There are deep flowerbed borders that are well stocked with mature shrubs and plants and a selection of apple trees. Along the lower side garden is a Cornish stone wall and vegetable garden with raised beds and there is a useful garden shed with log store at the rear. Paths run from the rear along both sides of the house to the front. Outside water tap and plastic oil tank for the central heating.

#### SERVICES

Mains water and electricity. Private drainage. 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.

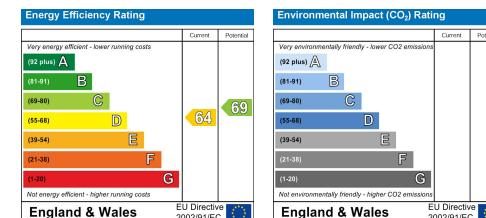
#### DIRECTIONS

Proceeding from Tregony along the A3078 to St. Mawes take the right hand turning at Ruan High Lanes signposted to Pilleigh and the King Harry Ferry. Continue along this road for approximately a quarter of a mile taking the next right hand turn signposted Treworga. Wellington House can be found shortly after entering the hamlet on the left hand side.





Total area: approx. 203.5 sq. metres (2190.0 sq. feet)  
**Wellington House, Treworga**



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