



STANBURY HOUSE
FORE STREET
TREGONY
TRURO TR2 5RN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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ATTRACTIVE PERIOD HOUSE EXTENDED SUBSTANTIALLY AT THE REAR

Beautifully presented and so much larger than apparent from outside with light, well proportioned rooms and very high ceilings.

Located in the centre of the sought after village of Tregony within a short walk of the excellent Roseland Academy, primary school, shops, public house and bus stop.

Four bedrooms, master with en suite, modern kitchen/breakfast room, large lounge/dining room, cloakroom, utility room and bathroom.

Private enclosed rear garden, ideal for children and pets. Driveway parking for three cars and detached garage/workshop with light and power. Electric car charging point.

Double Glazing. Oil Central Heating.

Freehold. Council Tax Band C. EPC - D

Internal viewing absolutely essential.



GUIDE PRICE £450,000

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PHILIP MARTIN

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GENERAL COMMENTS

Stanbury House is a very attractive period house located in the heart of Tregony and within a short walk of the excellent village facilities and primary and secondary schools. The house is surprisingly spacious and much larger than apparent from outside with high ceilings and well proportioned rooms. It is beautifully presented and retains much charm and character and has been extended substantially at the rear. A new slate roof was added approximately ten years ago. The accommodation includes four bedrooms and bathroom on the first floor, the master has an en suite shower room. The ground floor includes a large lounge/dining room, kitchen/breakfast room, utility and cloakroom. All of the windows are double glazed and there is oil fired central heating. Outside is a very private rear garden that enjoys a south facing aspect and sun all day and into the evening. It is enclosed within a wooden fence so very secure for children and pets with productive raised vegetable beds, greenhouse, lawn and many mature shrubs and plants. A patio accessed from the kitchen provides plenty of sitting out space, ideal for outside entertaining. A private drive has parking space for three cars and there is a useful garage/workshop.

LOCATION

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, thriving social club. churches and both primary and secondary schools are within a short 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.

LOUNGE/DINING ROOM

7.12m x 4.70m (23'4" x 15'5")

A light and spacious room with two windows to front with window blinds and partly glazed front door. Two radiators. Feature fireplace incorporating modern wood burning stove with a slate hearth and solid oak mantle over. Stairs leading to first floor. Bespoke built in bookcases along one wall. Television point. Deep built in storage cupboards.



KITCHEN/BREAKFAST ROOM

4.63m x 3.80m (15'2" x 12'5")

A light room with window overlooking the rear garden and part glazed French doors opening onto a paved sun terrace and into the garden. Excellent range of both base and eye level kitchen units. One and a half bowl, stainless steel sink with mixer tap over. Integral electric oven with induction hob and stainless steel extractor hood over. Space and plumbing for dishwasher. Wood effect worktops with tiled splashbacks. Space for fridge/freezer. Door to:

UTILITY ROOM

2.09m x 1.91m (6'10" x 6'3")

Space and plumbing for washing machine and space for tumble dryer. Glazed door opening into the rear garden and onto the driveway. Built in cupboards providing lots of storage. Deep cupboard housing the oil fired central heating boiler and large unvented hot water cylinder.

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CLOAKROOM

Low level w.c, wash hand basin with tiled splashback. Radiator. Frosted window to rear. Extractor fan.

FIRST FLOOR

Landing. Velux roof light flooding lots of natural light into the landing.

BEDROOM ONE

3.66m x 3.33m (12'0" x 10'11")

A well proportioned double room. Window to front with window blind. Radiator. Telephone point. Built-in wardrobes.

EN SUITE

A white suite comprising low level w.c, corner wash hand basin with tiled splashback and mirror over, double shower cubicle with fully tiled surround. Heated towel rail. Extractor fan. Tiled floor.

BEDROOM TWO

3.93m x 3.30m (12'10" x 10'9")

Another light, double room with window to the front with blinds. Radiator. Study area with storage over the stairs and built in (removable) bookcase dividing the study area from the bedroom and therefore ideal for working from home and teenagers homework.

BEDROOM THREE

3.82m x 2.87m (12'6" x 9'4")

Double room with window overlooking the rear garden and enjoying far reaching views beyond. Radiator. Velux window.

BEDROOM FOUR

2.79m x 2.65m (9'1" x 8'8")

Window overlooking the rear garden with views beyond. Radiator.

BATHROOM

2.97m x 1.68m (9'8" x 5'6")

A partly tiled room with modern white suite comprising low level w.c, vanity sink unit, panel bath with glazed shower screen and shower attachment from taps over and fully tiled surround. Built in shelves. Frosted window to rear. Heated towel rail. Mirror fronted bathroom cabinet with electric light and shaving point over.



OUTSIDE

At the side is a driveway with electric car charging point that provides parking for three cars and access into the garage/workshop. The rear garden enjoys a sunny southerly aspect and a paved patio accessed from the kitchen/breakfast room providing lots of sitting out space, ideal for outside entertaining. Steps lead to a raised lawn, interspersed with flower beds and raised vegetable beds. There is a greenhouse and the garden is very secure and enclosed within a wooden fence. The garden is very private and front gates could be re-installed to make it completely safe for children and pets.

GARAGE/WORKSHOP

4.80m x 2.85m (15'8" x 9'4")

Double wooden garage doors. Pedestrian door and window to side. Light and power.

SERVICES

Mains water, electric and drainage are connected. Oil central heating.

N.B

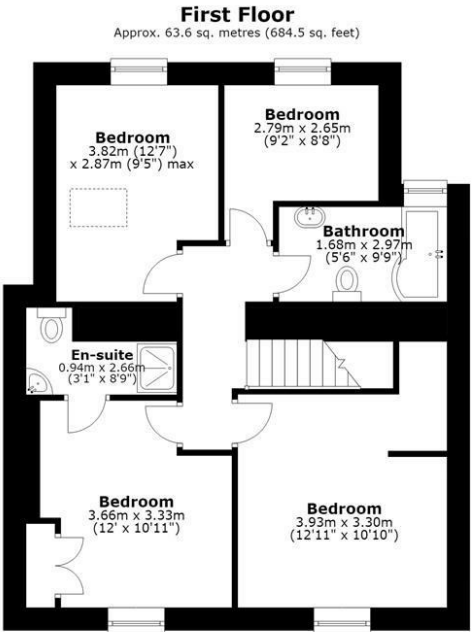
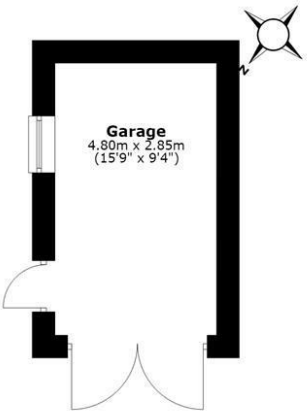
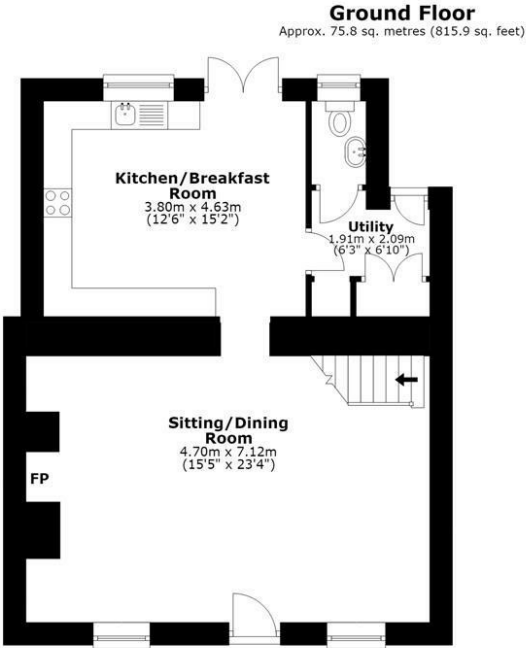
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

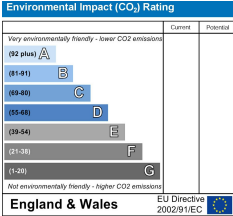
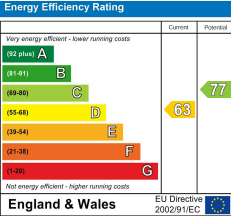
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceed through Tregony from the Truro direction passing the public house and Stanbury House will be found on the right hand side.



Total area: approx. 139.4 sq. metres (1500.4 sq. feet)
Stanbury House, Fore Street, Tregony



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