



ENGLEFIELD
PENSTRAZE, CHACEWATER,
TRURO TR4 8PH

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



ENGLEFIELD

PENSTRAZE CHACEWATER TRURO TR4 8PH

Englefield is positioned in Penstraze on the A390 offering immediate links to the A30 & wider Cornwall, and the Cathedral City of Truro with all its amenities on offer.

In all, the extensive accommodation comprises; Entrance porch, entrance hall, open plan lounge/kitchen/diner, four bedrooms (all with en suites), cloakroom, utility, rear porch and integral double garage. Parking for many vehicles and generous gardens.

Solar panels are installed on the roof which help power underfloor heating via an air source heat pump.

EPC - A
Council Tax - E

A rarity that must not be missed.

GUIDE PRICE £650,000

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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

Englefield is a spectacular detached bungalow built in 2019 and is finished to the highest of standards. No expense was spared during its construction which really is apparent when considering its finish throughout. It features triple glazed windows and underfloor heating which is efficiently powered by an air source heat pump. The highest EPC scores has been awarded for this property, something individuals will be conscious of with current rising energy costs. The beautiful fitted kitchen is packed with integrated appliances, soft close cupboards and draws & finished with a white quartz worktop. Bi folding doors open out to the lawn and a rural outlook. Each of its four large double bedrooms are supplemented with an en-suite, perfect for guests, children or a dependant relative. In all, the extensive accommodation comprises; Entrance porch, entrance hall, open plan lounge/ kitchen/diner, four bedrooms (all with en suites), cloakroom, utility, rear porch and integral double garage.

Englefield lies within a large plot with parking for multiple vehicles and space to erect a further dwelling subject to necessary consents from the local authority. The property has a large lawn area and many patios perfect for entertaining during the summer months. Its boundaries are all fully enclosed, and it enjoys a sunny aspect throughout the course of the day and evening.

Bungalows of this size, quality and location are a real infrequency to the market which really must not be missed.

LOCATION

Penstraze is situated approximately four miles west of Truro however everyday facilities are available in the nearby villages of Chacewater and Treemilestone and include a primary school, post office, general stores, public house, fish and chip shop, doctors surgery, church and chapel. Truro itself is renowned for its excellent shopping centre with a wide selection of banks, building societies, shops, public and private schools, many restaurants and of course the main line railway link to London (Paddington).

ENTRANCE PORCH

Enter through the front door with opaque glass to a light entrance porch with karndean flooring, skirting throughout, ceiling light and integral door leading to the entrance hall.

ENTRANCE HALL

A large hall with karndean flooring, skirting throughout, four spot lights and a loft access point. Doors lead to all four bedrooms, lounge, utility and an integral airing cupboard.

LOUNGE / DINER

An L shaped open plan lounge/kitchen/dining room. Bi folding doors lead from the sitting/dining room space onto patio incorporating the two spaces. Two further windows to the side aspect. Karndean flooring is installed throughout along with multiple spot lights. Skirting is installed. Door leading to rear porch.



KITCHEN

A beautiful kitchen with a range of matching base and eye level kitchen units comprising a mixture of cupboards and draws. Soft close doors and a spotless white quartz worktop and splashback convey a real feeling of quality. Stainless steel sink and drainer is inset within the kitchen worktop. Integrated fridge, freezer and dishwasher. Fitted electric oven with induction hob and extractor fan. Karndean flooring continues from the sitting/dining area and a window to the side aspect provides this space with natural light.

REAR PORCH

Similar to the entrance porch with tiled flooring, an external door with opaque glass and two windows. Ceiling mounted spot light.

BEDROOM ONE

A double bedroom with integrated wardrobes and patio doors leading to the patio area in the rear garden. Karndean flooring, spot lighting and skirting.

EN-SUITE

A bathroom suite comprising hand wash basin with splashback, toilet,

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shower and bath. Tiled flooring and walls. Opaque window to the rear aspect.

BEDROOM TWO

A second double bedroom with karndean flooring and integral wardrobes. A window to the front aspect, skirting and spot lighting.

EN-SUITE

With shower, hand wash basin and toilet. Tiled walls and opaque window to front aspect.

BEDROOM THREE

A third double bedroom with karndean flooring and a window to the front aspect. Skirting throughout and spot lighting.

EN-SUITE

With shower, hand wash basin and toilet. Tiled walls and opaque window to the front aspect.

BEDROOM FOUR

A forth double bedroom with karndean flooring and a window to the front aspect. Skirting throughout and spot lighting.

EN SUITE

With shower, hand wash basin and toilet. Tiled walls and opaque window to rear aspect.

CLOAKROOM

With a mixture of painted and tiled walls, toilet and hand wash basin. Spot lighting and tiled flooring.

UTILITIY

Kardean flooring extends from the entrance hall. Matching units and worktop offer space for washing machine and dryer with all necessary plumbing.

INTEGRAL GARAGE

A double garage with a concrete floor and electric roller door. A pedestrian door to the front and further windows to the front aspect. Wall mounted fuse box and solar control system. Three ceiling mounted strip lights and multiple plug sockets. Loft access.

OUTSIDE

Englefield has two entrances, both leading to a gravelled parking area which surrounds two of its elevations offers parking for multiple vehicles, boats or caravans etc. Its boundaries are fully enclosed with extensive fencing and many raised beds line its curtilage with an array of mature plants, shrubs and bushes. To its rear is a large lawn area which adjoins open farm land offering far reaching rural views. There are many spaces for entertaining during the

summer months and the grounds are perfect families. The rear garden is a real sun trap during the afternoon and evening.

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.

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.

SERVICES & COUNCIL TAX

Mains water and electric are connected. Private drainage. Heating is provided by an air source heat pump.

Council tax - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		96	97
92 plus A			
91-91 B			
89-80 C			
85-84 D			
83-54 E			
81-38 F			
80-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus A			
91-91 B			
89-80 C			
85-84 D			
83-54 E			
81-38 F			
80-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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