19 Fore Street

Tregony, Truro,
TR2 5RN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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MIDDLE TERRACED CHARACTER COTTAGE

Situated in the heart of the village with detached garage and enclosed rear garden.

Now in need of general updating and modernisation but full of charm.

Sitting room, dining room, kitchen, garden room/study, two bedrooms and bathroom.

EPC - TBC

Guide Price £292,500

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GENERAL COMMENTS

19 Fore Street is a middle terraced character cottage which is believed to date from the mid 18th century and situated in the heart of the village, a detached single garage and enclosed rear garden. The property has been a cherished home for 20 years although it is fair to say that it is now in need of general updating and modernisation throughout however it offers tremendous potential. Interestingly, the property is not listed unlike many of the properties along Fore Street.

In all the accommodation comprises an entrance hall, sitting room, dining room, kitchen, and garden room (potential for bedroom 3) to the ground floor with two bedrooms and bathroom to the first floor. The garden room has been used as an occasional bedroom although it offers a variety of uses or alternatively remodelling to make a larger kitchen opening to the gardens.

DISCOVER TREGONY

Set at the top of the River Fal, Tregony is a historic village that once thrived as a bustling port in bygone days. Today, it offers a blend of community spirit, modern amenities, and natural beauty.

The village is well-served with essential facilities, including a mini supermarket with a post office, a dental practice, an optician, a café, a hair salon, and the ever-popular local pub, The Kings Arms.

Tregony is also an excellent choice for families, with two nursery schools, a junior school, and The Roseland Academy—a highly regarded secondary school with an outstanding reputation.

For those seeking leisure and recreation, the village offers a wealth of activities. The large sports hall hosts badminton and five-a-side football, and the scenic banks of the River Fal offer picturesque walks extending as far as Grampound.

At the heart of the village lies a vibrant social club with its own sports field and clubhouse. It plays host to pétanque matches, open-air music events, and the traditional annual Tregony Heavy Horse Show. There are even plans to introduce baseball to the community.

Medical needs are well catered for by Roseland Surgeries, with one of their three local medical centres conveniently located in Tregony.

Beyond the village, the Roseland Peninsula offers a wealth of attractions—from welcoming cafés and lively pubs to award-winning coastal restaurants. The area is a haven for walkers, with numerous scenic trails and much of the coastline protected by the National Trust.

Whether you're looking for a place to raise a family, enjoy retirement, or simply escape to the Cornish countryside, Tregony offers the perfect blend of heritage, community, and countryside charm.

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

ENTRANCE HALL

SITTING ROOM

4.5 x 3.9 (14'9" x 12'9")
A lovely room to enjoy the late afternoon sun. Window to front and former feature fireplace.

DINING ROOM

4.52 x 3.16 (14'9" x 10'4")
Wood burning stove and door opening to the side courtyard.

KITCHEN

2.87 x 2.33 (9'4" x 7'7")
Belfast sink, space for cooker, fridge freezer and window to rear.

GARDEN ROOM/STUDY

3.25 x 1.73 (10'7" x 5'8")
Previously used as a bedroom. Doors opening to the garden.

FIRST FLOOR

BEDROOM 1

4.54 x 3.89 (14'10" x 12'9")
Window to front. Access to loft.

BEDROOM 2

3.35 x 2.39 (10'11" x 7'10")
Window to rear.

BATHROOM

2.49 x 2 (8'2" x 6'6")
W.C. wash hand basin and bath with shower over.

OUTSIDE

The gravelled area offers access to the garage. There is no parking available in front of the garage as this is owned by a neighbouring property. A gate opens to the rear gardens which although currently overgrown offers a south facing aspect with sun for the majority of the day.

GARAGE

5.55 x 3.02 (18'2" x 9'10")
Up and over door, light and power connected.

SERVICES

Mains water and electricity. Radiators can be connected to the stove for 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.

DATA PROTECTION

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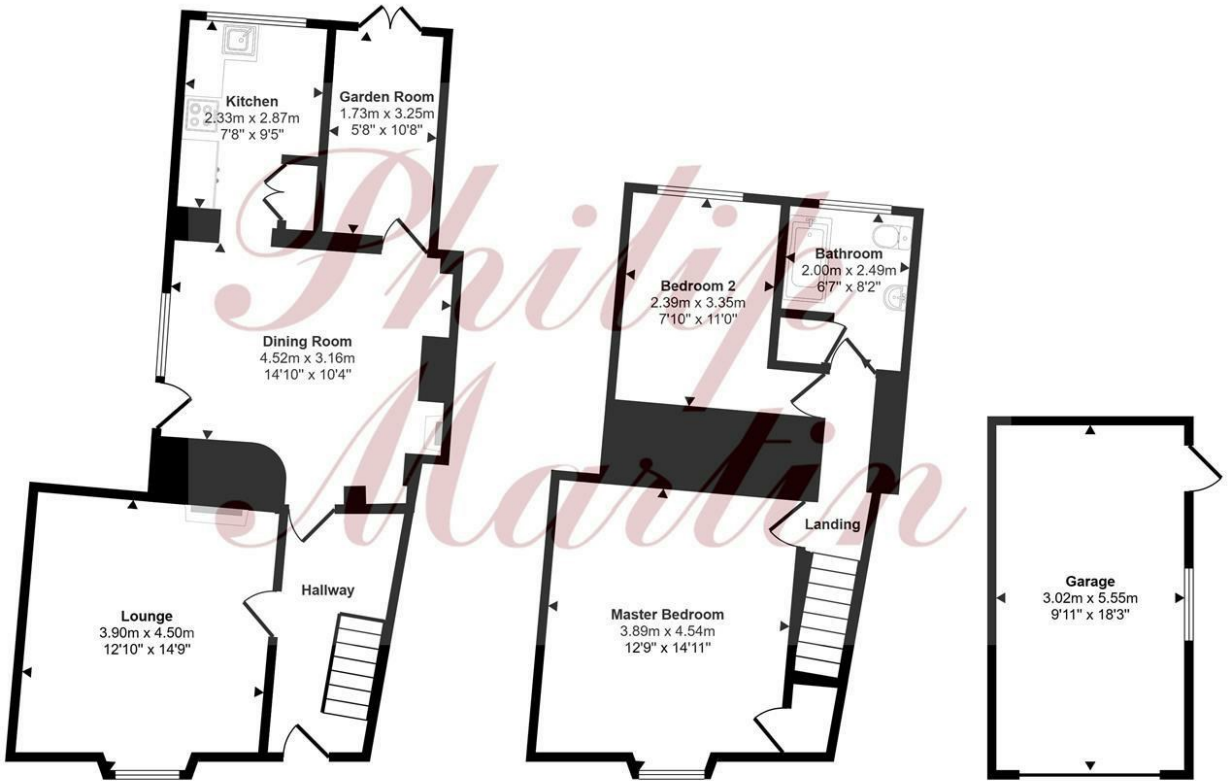
COUNCIL TAX

Band C.

TENURE

Freehold.

Approx Gross Internal Area
116 sq m / 1249 sq ft

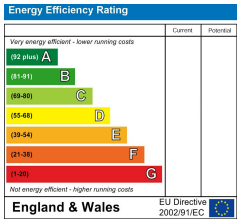


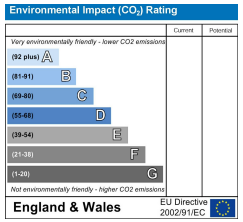
Ground Floor
Approx 57 sq m / 617 sq ft

First Floor
Approx 42 sq m / 451 sq ft

Garage
Approx 17 sq m / 181 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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