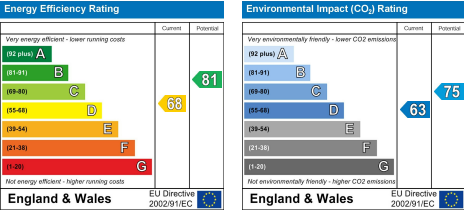


KEY FEATURES

- 4 Beds inc. Master Suite
- Bathroom & Cloakroom
- Lounge
- Dining Hall
- Fitted Kitchen/Breakfast Room
- Lovely Level Gardens
- Double Glazing
- Oil Fired Central Heating
- Garage & Additional Parking

ENERGY PERFORMANCE RATING



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



TREGANTLE, TREGONY, TRURO, TR2 5TD

MODERN DETACHED HOUSE SET WITHIN A LOVELY MATURE GARDEN

One of a group of just three similar styled properties conveniently positioned on the edge of Tregony village within the beautiful Fal Valley.

Built to a high standard and affording spacious four bedroom accommodation with oil fired central heating, garage, additional parking and level gardens with stream frontage.

Freehold. EPC - band D. Council Tax - band E.

PRICE GUIDE £450,000

Tregantle is believed to have been built approximately sixteen years ago and was the last of the three houses to be completed within this private cul-de-sac. It is an attractive house built on the lines of a traditional cottage but essentially modern and geared for minimal maintenance and efficiency. It provides four bedrooms on the first floor with a main bedroom having an en-suite shower room in addition to a family bathroom. On the ground floor the lounge opens to the garden at the rear and a dining hall connects through to the kitchen/breakfast room which is fully fitted and with a utility room leading off. There is also a ground floor cloakroom and a single garage adjacent plus additional parking.

Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about seven miles from Truro and slightly further from St. Austell. Local facilities include general store and post office, public house, churches and both primary and secondary schools. Scenic attractions of the Roseland Peninsula are within easy driving distance and include the communities of Portloe, Portholland, Portscatho and Ruanlanihorne. Tregantle is well placed for access to the many beaches and coastal land around the peninsula and much of this being protected by the National Trust. There is a main line railway link to London (Paddington) at Truro and St. Austell and there is also a local bus service.

The house has rendered and painted elevations under a natural slate roof and with small pane double glazed casement windows. There is central heating on an oil fired system. In greater detail the accommodation comprises (all measurements are approximate):

Ground Floor

OPEN PORCH

A sloping paved path with wrought iron balustrade leads up to the covered porch with front door opening to:

ENTRANCE LOBBY

With tiled floor and radiator.

CLOAKROOM

With pedestal wash hand basin and w.c. Radiator and tiled floor.

DINING HALL

12' x 10'3" plus additional area 6'3" x 4'3" (3.66m x 3.12m plus additional area 1.91m x 1.30m)
This room features the stairs rising to the first floor with store cupboard below, wood laminate floor and radiator. Half glazed twin doors open to:-

LOUNGE

21'6" x 11'6" (6.55m x 3.51m)
A triple aspect room with french doors opening to the rear garden. The room focuses to a timber fireplace surround with decorative coal effect electric fire inset. Two radiators.

KITCHEN/BREAKFAST ROOM

10'9" x 11' widening to 13'9" (3.28m x 3.35m widening to 4.19m)
Fitted with an extensive range of white units comprising ample base cupboards and drawers and glass fronted wall mounted storage cupboards. Granite work surfaces are illuminated and there is an enamel one and a half bowl sink and drainer inset. Integral appliances include refrigerator and dishwasher. Tiled floor and radiator. There is currently a freestanding two oven electric Aga set within the units but this is not included in the sale nor any of the freestanding white goods. The extractor fan above the Aga will remain.

UTILITY ROOM

With work base cupboard and surface area having space and plumbing for appliances and with enamel sink inset. Stable type rear entrance door, radiator, tiled floor and extractor fan.

First Floor



LANDING

With airing cupboard complete with radiator. Access to loft and inset ceiling lighting. Radiator.

BEDROOM 1

14'4" x 10'9" (4.37m x 3.28m)
A dual aspect room with radiator. Access to:-

EN-SUITE SHOWER ROOM

With corner shower cubicle with Mira Sport, pedestal wash hand basin and w.c. Shaver socket. Ladder rack radiator and tiled floor.

BEDROOM 2

11'9" x 10'9" (3.58m x 3.28m)
A dual aspect room with radiator.

BEDROOM 3

10'2" x 6'4" plus door recess (3.10m x 1.93m plus door recess)
Radiator. This room is currently used as an office.

BEDROOM 4

9' x 6'9" (2.74m x 2.06m)
With radiator.

BATHROOM

7'9" x 6'9" (2.36m x 2.06m)
With bath complete with shower over plus shower screen, pedestal wash hand basin and w.c. Ladder rack radiator, shaver point and tiled floor.

OUTSIDE

Adjoining the house at one side there is a:-

SINGLE GARAGE

17' x 9' (5.18m x 2.74m)
With twin opening doors, rear pedestrian door, light and power. Also incorporated within the garage is the Grandee oil fired central heating boiler.

At the front of the garage there is hard standing and to one side a gravelled area which potentially provides further parking space. Approached from the common entrance road and opposite the property there is a gravelled area of land (for the benefit of all three properties) which provides a further allocated parking space for Tregantle.

The GARDENS are a fabulous feature of this property and whilst

abundantly planted and carefully maintained they are geared for low maintenance and are virtually level. A beautifully constructed Cornish stone hedge encloses much of the garden whilst fronting the road there is a deep gravelled display area (with a matching low stone hedge to the roadside topped with a plethora of rock plants) incorporating various specimen shrubs including many rhododendrons. and some silver birch trees. Much of the garden is laid to grass and edged with further specimen shrubs including magnolias, rhododendrons, azaleas, pittosporum, mahonia and hebe all enhanced by a deep bark mulch and planted alongside a stream which is the boundary. A paved terrace opening from the lounge is screened by a panel fence and paving extends to the rear door where steps have a wrought iron balustrade matching the front entrance. There is also a small slate roof store shed for dustbins.

SERVICES

Mains water, electricity and drainage. Oil fired central heating as previously mentioned.

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

The property will be easily located and when travelling over Tregony bridge along the A3078 road towards St. Mawes the property will be found on the left hand side at the foot of the hill.

