



## Trell House, Budock Water

Guide Price £795,000

Heather & Lay  
*The local property experts*



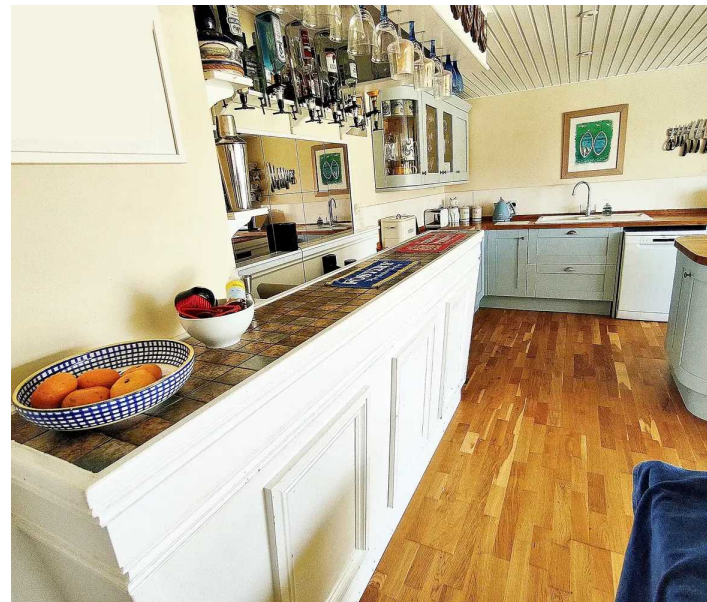
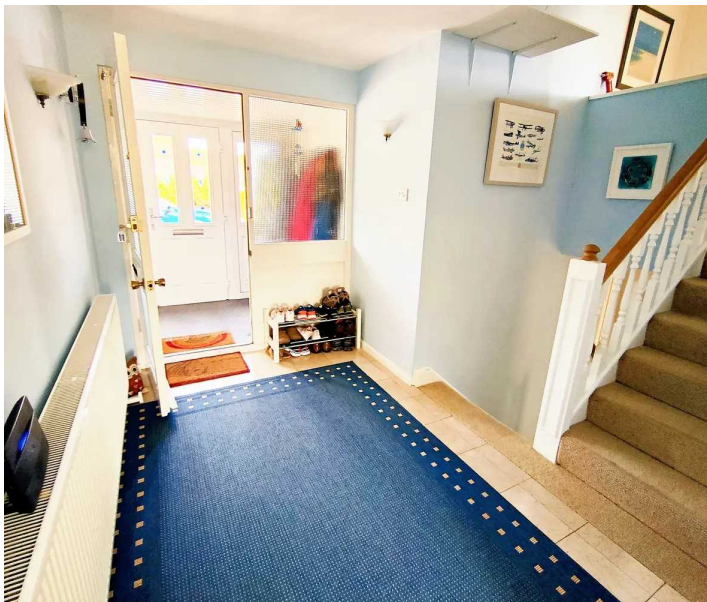
## Trelill House

### Budock Water, Falmouth

A superb detached property with a fabulous heated swimming pool. Four bedrooms, great views, garage, carport, lots of parking, workshop, artist studio and very well-presented. Viewing in person is highly recommended.

- Detached four bedroom house
- Heated swimming pool
- Lots of parking
- Garage and carport
- Great location
- Nice countryside views
- Solar panels and air-source heat pump

**THE LOCATION** Trelill House is located on the edge of Budock Water, a relatively level and easy 5 minute walk to the village centre, shop and Trelowarren Arms pub. This outstanding house enjoys a special position adjoining the countryside to the rear with rolling views to Falmouth Bay and Pendennis Point in the distance. En route to Mawnan Smith and the Helford River, about 2 and 4 miles away respectively, whilst Falmouth harbour town is just 2.5 miles. Budock Water has a population of about 1200 with an active community and good everyday facilities which include a pub, C.J's Sanctuary restaurant, an Anglican church, shop, numerous clubs, societies and a bus service. There is a lovely walk about thirty minutes away across the countryside to Maenporth beach and the southwest coastal path with some of the loveliest coastline and countryside in Cornwall.



**THE PROPERTY** Built in 1979 and hugely extended over the years, this detached house has such versatile accommodation. There are 4 really good sized bedrooms (two of which have en-suite facilities), the kitchen/day room is where you'd likely spend most time and this leads out to a large terrace looking over the swimming pool. There is also an evening lounge with great views over the surrounding farmland with a large balcony off. The main house is heated via an air-source heat pump and the swimming pool has a separate air-source heat pump to heat it plus the benefit of solar panels that have a feed-in tariff. There is a large forecourt to the front of the property where at least 4 cars can be parked, there is also a good-sized carport and garage. Additionally, there is a separate workshop, artist studio and pump room in the grounds. Our vendor has been in residence for the last 9 years and a relocation of job is forcing the move.

**ACCOMMODATION IN DETAIL (All measurements are approximate)**

**VESTIBULE** 5' 8" x 5' 0" (1.73m x 1.52m)

Great entrance into the property with a door to the internal hallway. UPVC door to the front with side slip windows with blue accents. Shoe and coat storage.

**HALLWAY** 9' 10" x 6' 4" (3m x 1.93m)

(plus corridor to utility room and rear door). Steps up to the first floor and down to the lower ground floor. Door to garage and utility room. Tiled floor, radiator and large storage cupboard.

**UTILITY ROOM** 7' 6" x 4' 5" (2.29m x 1.35m)

Base and eye level units, worktop with inset stainless steel sink and mixer tap, space for white goods, radiator, window to the rear.

**REAR ENTRANCE** 7' 6" x 5' 7" (2.29m x 1.7m)

Half-wall conservatory with full glazing and two doors to the rear courtyard.

**FIRST FLOOR**

Up a few steps to the landing, doors to the evening lounge and bedroom one.







**LOUNGE** 18' 9" x 17' 8" (5.72m x 5.38m)

Windows on three sides, great farmland and countryside views. Radiator.

**BEDROOM ONE** 20' 5" x 11' 3" (6.22m x 3.43m)

Windows to the rear with nice farmland views and door to a large balcony looking over the swimming pool. Radiator. Door to.....

**EN-SUITE** 9' 2" x 8' 2" (2.79m x 2.49m)

(reducing to 6'2"). White suite comprising shower cubicle with rainfall and hand attachment, W/C and wall-mounted hand wash basin. Window to the rear. Large storage cupboard. Radiator.

**LOWER GROUND FLOOR** A few steps lead down from the entrance hall to a landing/hallway on the lower ground floor that leads to three bedrooms, a family bathroom and kitchen/day room.

**KITCHEN/DAY ROOM** 20' 2" x 20' 2" (6.15m x 6.15m)

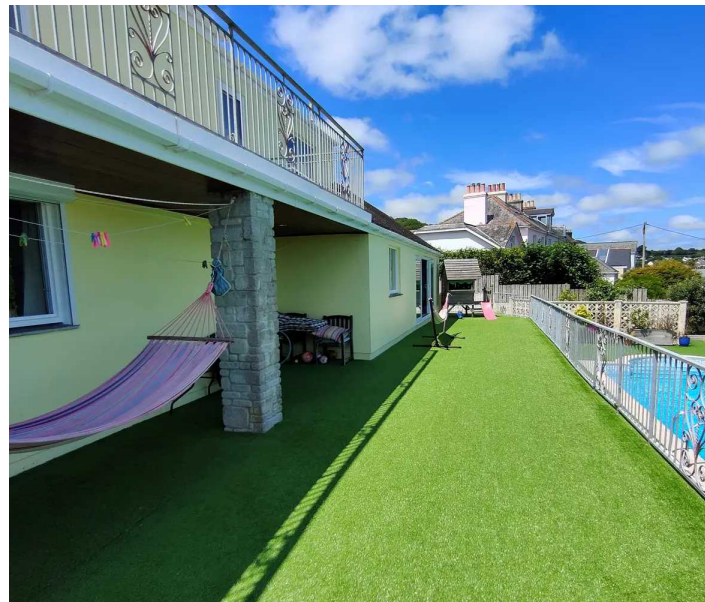
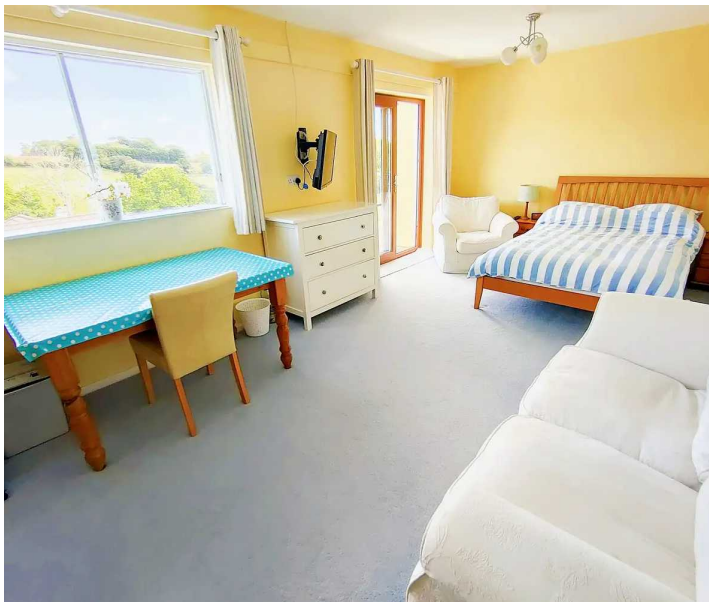
A fantastic room that has a full wall of windows that opens onto a large terrace and looks over the swimming pool. The kitchen units are on two sides plus a very large island with real wood worktops. The doors and drawers are in a pastel blue colour, two high-level ovens, 5 ring induction hob with extractor over, a white ceramic 1 ½ sink and drainer with a swan neck mixer tap. Space for large American-style fridge/freezer. Bar with optics; great for entertaining and pool parties.

**BEDROOM TWO** 17' 8" x 12' 9" (5.38m x 3.89m)

(reducing to 11'5") built-in wardrobes. Window looking out to the swimming pool. Radiator. Door to.....

**EN-SUITE** 15' 7" x 4' 8" (4.75m x 1.42m)

White suite comprising bath, over-sized shower cubicle with Mira Sport electric shower over, W/C and wash basin in vanity unit. Obscure windows to two sides. Radiator. Fully tiled.



**BEDROOM THREE** 14' 7" x 11' 10" (4.45m x 3.61m)

Window looking out to the swimming pool. Built-in wardrobes. Radiator.

**BEDROOM FOUR** 11' 10" x 8' 11" (3.61m x 2.72m)

Window looking out to the swimming pool. Radiator.

**FAMILY BATHROOM** 8' 9" x 8' 4" (2.67m x 2.54m) Fully tiled room with a white suite comprising bath, shower cubicle, W/C and wash basin in vanity unit. Obscure window. Radiator.

**FRONT GARDEN** The front garden is an expansive courtyard where many cars can park, this leads to a garage and separate carport. Through the carport to a rear courtyard and workshop plus storage shed.

**GARDEN/SWIMMING POOL** The side garden has along and wide terrace from the kitchen/day room with safety railing and gate to the swimming pool. The pool is 10m X 5m and is heated via its own air-source heat pump with solar feed. Twisting slide, pump house, artist studio. One could imagine how lovely entertaining would be in this fabulous garden and pool!

**SINGLE GARAGE 19'8" X 11'4" (7'4")** Roller shutter vehicular access door. Pressurised hot water tank. RCD fuse board.

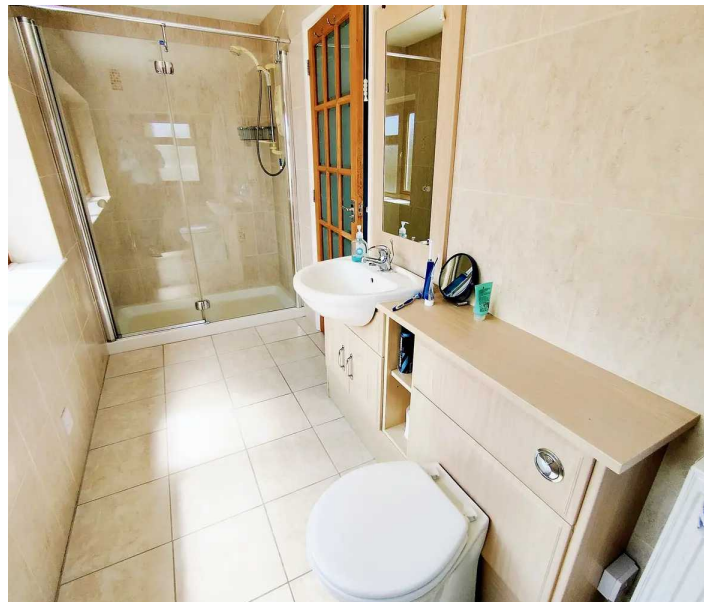
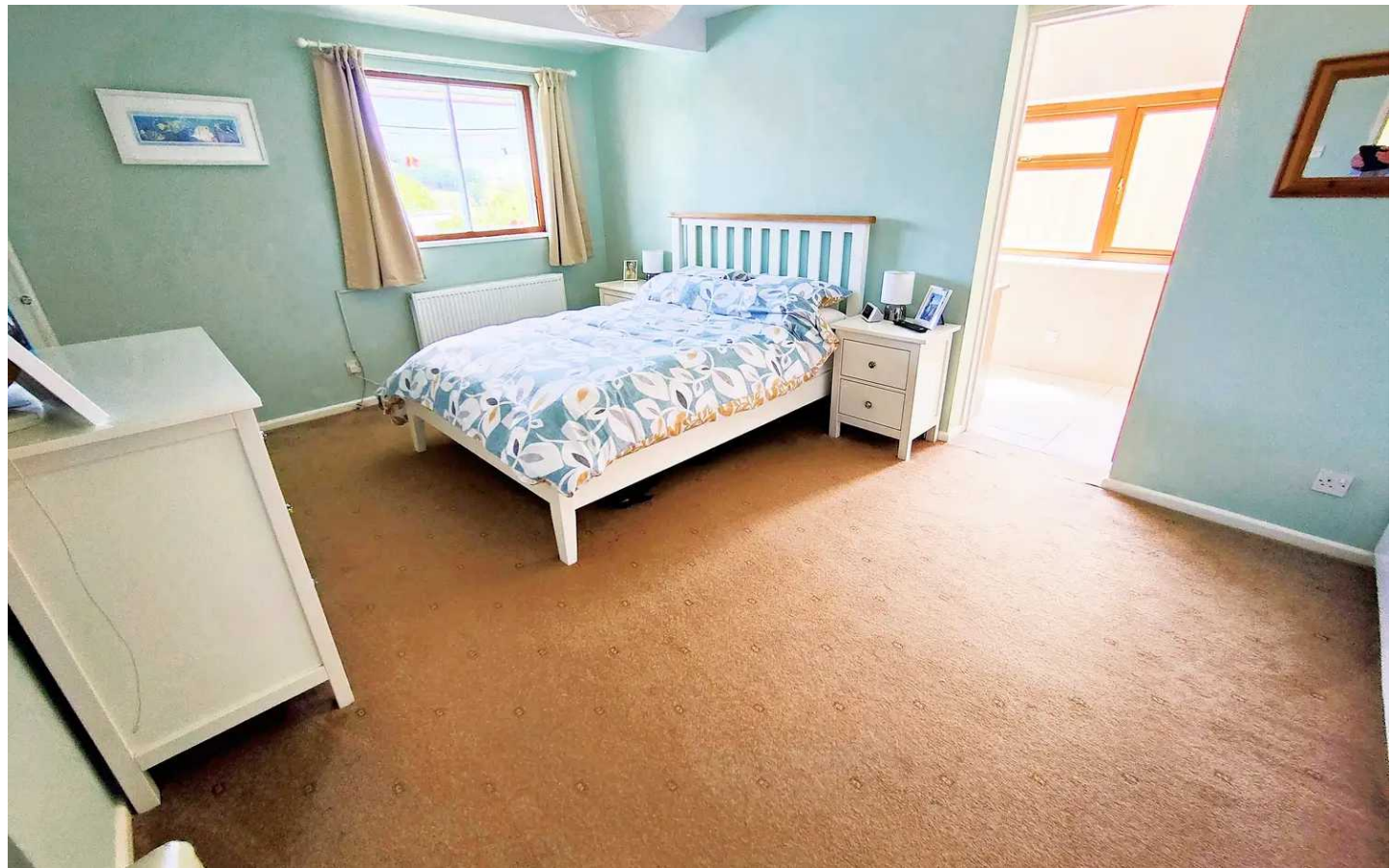
**CAR PORT/PARKING AREA** There is a front courtyard area with parking for many vehicles, this leads to a garage and a separate carport.

**SERVICES**

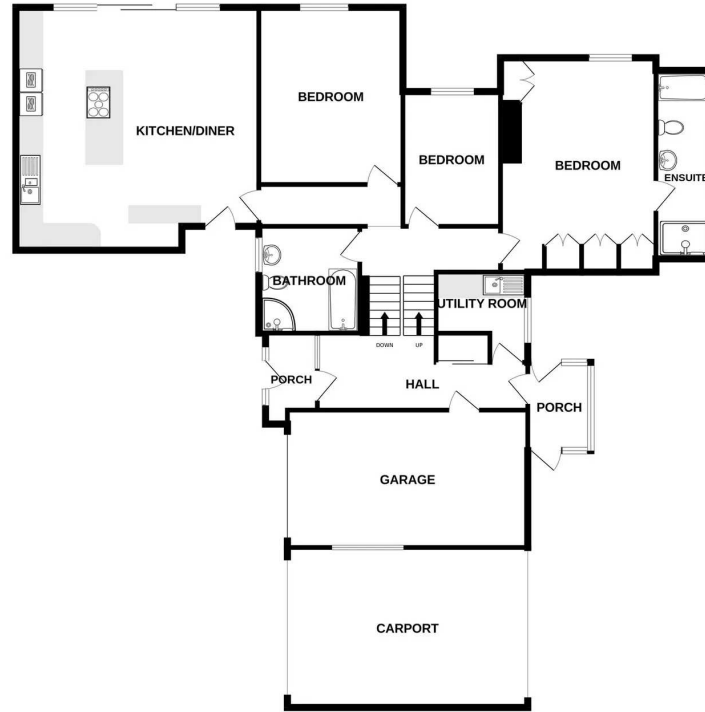
Mains electricity, water and drainage. Solar heating.

**EPC = C**

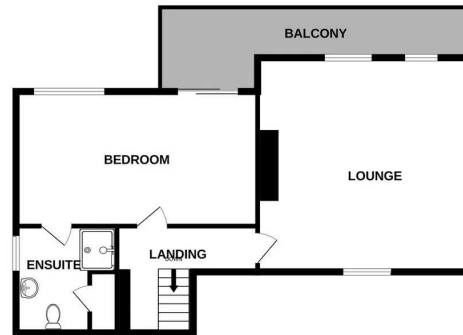
**Council Tax = F**



GROUND FLOOR  
1865 sq.ft. (173.3 sq.m.) approx.



1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 2545 sq.ft. (236.5 sq.m.) approx.

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