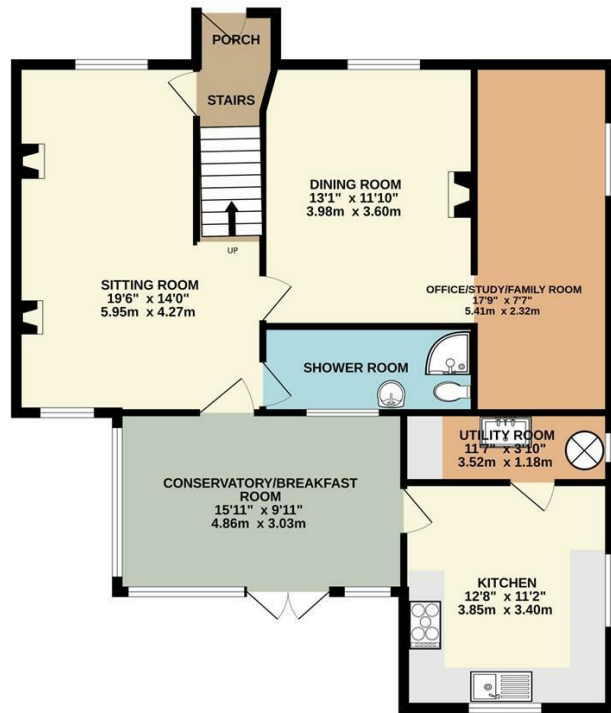


MAY WHETTER & GROSE

TREWRONG FARMHOUSE TREWRONG, NEAR FOWEY, PL24 2TJ GUIDE PRICE £775,000

GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (153.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A DELIGHTFUL AND DESIRABLE 4 BEDROOM DETACHED FARMHOUSE, WITH GARDENS AND ORCHARDS OF 3/4 ACRE. DOUBLE GARAGE AND DRIVEWAY PARKING. FURTHER 4.46 ACRES OF LAND. LOCATED CLOSE TO FOWEY, POLKERRIS AND LOCAL AMENITIES AT PAR.

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Trewrong Farmhouse Trewrong, Near Fowey, PL24 2TJ

The Property

This lovely stone farmhouse offers well presented accommodation arranged over 2 floors. Conveniently located close to local amenities and within easy distance of the mainline station at Par, the property sits within its own gardens and grounds and benefits from a further 4 acres of land. Positioned in a private location, the property would make a lovely family home and has pretty views across to Trenyhton Manor and surrounding countryside.

The Location

This beautiful valley setting, within walking distance of both Par Sands and Polkerris Beach, is a truly romantic setting, and was originally part of the Rashleigh Estate.

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The delightful harbour side town of Fowey is approximately 3 miles distant and the larger town of St Austell with its comprehensive range of shopping, educational and recreational facilities is approximately 4 miles away. There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London from Newquay.

Accommodation

The front door opens into an entrance hallway with wooden flooring. A handy under stairs storage cupboard provides plenty of space for coats and shoes before entering into the sitting room.

The sitting room is a lovely, cosy room with comfortable proportions. Windows to front and rear elevations fill the room with light and add character with deep sills and original internal wooden shutters. A wood burner provides warmth on the cooler nights and period features including the Clome oven with a iron door and deep recesses gives the room a focal point. From the sitting room stairs rise to first floor, doors open into the conservatory and access is also gained to the ground floor shower room and dining room.

The conservatory is a bright and sunny room, with half-glazed walls to two sides, giving beautiful countryside views. Double doors open into the garden and a further door leads to the kitchen.



The stylish remodelled kitchen has a range of base and wall units, with large range style cooker and hob over, windows look out to 2 elevations with wooden floor running throughout. A door opens to a good sized utility room with space and plumbing for a dishwasher, washing machine and tumble dryer. Belfast sink and oil fired boiler and a small window to side elevation.

There is a lovely dining room which is spacious and bright with an original window, deep sill and shutters giving views over the front garden. A beamed ceiling with a working open fire provides the warm and atmosphere to a social room. The fireplace has a slate hearth and slate and wooden surround. There is an opening to an study/family room with high level window to side elevation, phone point and range of shelving.

The shower room has corner shower cubicle, low level WC, wash hand basin, tiled floor, range of shelving and an internal opaque glazed window borrowing light to the conservatory.

Stairs rise up to the landing with attractive banisters and a window to front elevation with deep sill. To the front of the property there are two double bedrooms, both with gorgeous views across the front garden and countryside beyond. The principal bedroom is located to the rear of the property with views across to Trenyhton Manor and has a range of built in cupboards.

On the landing, there is a useful storage/airing cupboard and a door opening into the family bathroom which has a white suite comprising of a panelled bath with shower over, WC and wash basin vanity unit with a cupboard under.

A further double bedroom is located to the side of the property with window to side elevation and eaves storage.

Outside

The property is approached via its own private driveway, firstly through an area of orchard which then leads to the gravelled driveway/parking area, suitable for a number of vehicles. There is a timber double garage/workshop and further timber shed used for storage. Steps lead up to an area of grass and a gate opens to the 4.46 acre field. A pathway leads around the side of the property to the front garden which is laid mainly to lawn and there is a further lower area of garden, enclosed by mature fencing. There is a terraced area suitable for table and chairs providing an ideal place to sit, relax and take in the beautiful views which can also be appreciated from the majority of the garden, overlooking neighbouring fields and out towards Trenyhton Manor.

Council Tax Band - E

EPC Rating - D

Freehold

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR