



MAY WHETTER & GROSE

TREGARTH HOUSE 33 BODMIN ROAD, ST. AUSTELL, PL25 5AE
GUIDE PRICE £775,000



SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS A SHORT DISTANCE FROM THE TOWN CENTRE, CONVENIENTLY PLACED TO EXPLORE THE SOUTH WEST COASTLINE AND A SHORT DISTANCE FROM THE CLAY TRAIL WALKS AND LOCAL HISTORIC MENACUDDLE WELL IS TREGARTH HOUSE, AN IMPRESSIVE AND SUBSTANTIAL PERIOD FAMILY RESIDENCE WITH AN ATTACHED COTTAGE ALONG WITH AMPLE PARKING FOR NUMEROUS VEHICLES. HAVING BEEN RUN AS A SUCCESSFUL GUEST HOUSE THIS OFFERS A UNIQUE BUSINESS OPPORTUNITY, INVESTMENT OR A WONDERFUL PERIOD FAMILY HOME. EPC - D



Location

St Austell is a market town also located towards the coastline and has a lot of local industrial history. There are a range of local amenities with Leisure Centre, Local Rugby Club and offers three Golf Courses within a short distance. St Austell is situated within easy reach of the picturesque villages of Mevagissey, Fowey and Charlestown, the world famous Eden Project is approximately three miles away with further well known Lost Gardens of Heligan a short drive. Newquay Airport is approximately 10 miles and the City of Truro is around 15 miles distance.

Directions

Within easy walking distance from the town centre. From the far end of the main street continue on up to the start of the Carthew valley, head past the Priory Car Park on your right approximately 30 yards on the left Tregarth House will appear on the left hand side.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Tregarth is a period property built around circa 1908 in the arts and craft style with many period features. To the ground floor there is a generous entrance hallway, three wonderful reception rooms enjoying an outlook over the formal gardens, with an office, kitchen room plus one en suite bedroom. To the 1st floor there are four en suite bedrooms with a further two rooms plus shower room to the second floor. The stunning terrace overlooks the sunny aspect gardens which are circa 0.4acre . Adjoining the main residence is a three bedroom cottage dating back approx 350years and currently offers a large lounge, kitchen dining room, utility room, and showroom, with additional family bathroom to the 1st floor along with the bedrooms

Entrance Hall

13'11" x 30'4" (4.25 x 9.27)



The entrance hall offers period features of parquet flooring, doors through to further downstairs living accommodation and wonderful period turning staircase to the first floor. Door through into formal lounge.

Lounge

21'7" x 14'0" (6.60 x 4.29)



A wonderful open arch bay with double doors leading out onto the formal gardens. Finished with laminate flooring and focal point of ornate fireplace surround with multi fuel burner with high level circular obscured lead patterned port hole windows. Recessed storage cupboards.



The main residence front door opens through into entrance hall with open door arch with step down into formal inner hallway. Further door into reception room.

Reception Room

19'11" x 8'2" (6.09 x 2.51)

Two double glazed windows to the front.

Office Study Area

10'1" x 10'11" (3.09 x 3.35)

Currently utilised as a study/office area. Double glazed picture windows and steps and door through to cottage. Recessed storage.

Kitchen

13'10" x 13'9" - maximum (4.23 x 4.21 - maximum)



Terracotta coloured tiled flooring. Windows to the side. Further door through into utility and larder storage, and door to staircase to former house staffs staircase to the 1st floor.

Utility

11'7" x 7'1" (3.54 x 2.16)

Terracotta tiled flooring continuing through. Door and obscure glazed window to the side. Space and plumbing for white good appliances. Open door recessed storage and further door into former larder.



From the impressive inner hallway there is a door through into the sun lounge. Further deep recessed storage cupboard.

Sun Lounge

9'6" x 16'11" - maximum (2.90 x 5.18 - maximum)



A fabulous addition where you can sit and enjoy the formal garden surroundings with sliding doors out onto sun terrace with further double glazed window to the side.

Bedroom

13'11" x 15'1" (4.26 x 4.61)



Large double glazed window with door to the side opening out onto the sun terrace and garden. Currently utilised as a hobby craft room and benefits from door leading into en-suite bathroom.

En-Suite

4'11" x 8'9" - maximum (1.52 x 2.68 - maximum)



Comprising low level WC, hand basin and curved bath with shower over.



Staircase turns to half landing with double glazed window with outlook over the formal gardens. Large welcoming landing area with doors to all upstairs bedrooms. Open arch leads through to en-suite bedrooms.

Bedroom

14'9" x 11'9" - maximum please note irregular shap (4.51 x 3.60 - maximum please note irregular shape)



Double glazed window. Door through into en-suite shower room.

En-Suite Shower Room

4'4" x 8'9" - maximum please note irregular shape (1.34 x 2.69 - maximum please note irregular shape)



Low level WC. Circular hand basin set on attractive vanity storage unit. Shower cubicle.

Bedroom

18'11" x 14'11" - maximum please note irregular sh (5.77 x 4.56 - maximum please note irregular shape)



Walk in wardrobe. Door through into en-suite bathroom.

En-Suite



Low level WC. Glazed shower doors into shower cubicle. Freestanding bath. Circular hand basin set onto an attractive vanity unit beneath.

Bedroom

15'1" x 13'8" at max (4.62 x 4.19 at max)



Bedroom to the rear with an outlook down over the garden.

En Suite



comprising of shower, hand basin and WC

Bedroom

11'6" x 11'1" (3.52 x 3.39)



Another double bedroom with window to the side benefitting of en suite with separate door into WC. and one into a walk in wardrobe or additional storage

En suite



Landing To Top Floor



From the formal landing staircase to the top floor. Door through into attic living area, due to it's layout it could suit a dependant child or relative to have an independent living area, plus an additional door opening to a secret staff staircase descending to the kitchen.

Attic Room Bedroom

11'7" x 12'11" maximum please note reduced headroo (3.53m x 3.94m maximum please note reduced headroom)



Double glazed window and Velux window to rear. Door opposite into loft room.

Loft Room

13'4" x 11'11" maximum please note reduced headroo (4.07 x 3.65 maximum please note reduced headroom)



Double glazed window. Door into shower room.

Shower Room



Low level WC. Hand wash basin. Single shower cubicle.

Attached Cottage

Accessed via the office study room from the main property, this wonderful addition has its own entrance but can be accessed from the main house. Main door opens through into entrance hall with doorway leading back into the main house with further additional storage. Open arch leads through to the main residence.

Lounge

17'8" x 11'8" maximum (5.39 x 3.57 maximum)



Large double glazed window to the front with deep display sill. Door through into shower room.

Shower Room

7'0" x 5'4" (2.14 x 1.64)

Comprising walk in shower with rain effect showerhead and separate attachment. Low level WC and hand wash basin set in vanity unit.

Kitchen & Living Area

20'11" x 12'7" narrowing to 11'3" - maximum (6.39 x 3.85 narrowing to 3.43 - maximum)



Further double doors lead out onto courtyard garden. Open living area has exposed beams and incorporates the kitchen and staircase to the first floor. Glazed door into side porch/utility area.

Side Porch/Utility Area

3'10" x 10'7" (1.18 x 3.24)

Part obscure double glazed door with window to courtyard. Space and plumbing for white good appliances. Central heating boiler.

Bedroom

13'3" x 8'10" (4.04 x 2.70)



Door into bathroom.

Bathroom

9'1" x 7'10" maximum (2.79 x 2.41 maximum)



Low level WC. Hand wash basin and part curved bath with shower over and part tiled wall surround.

Bedroom

8'9" x 9'2" (2.68 x 2.81)



Bedroom

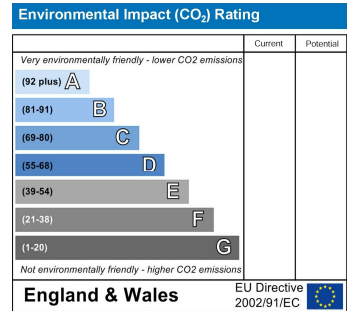
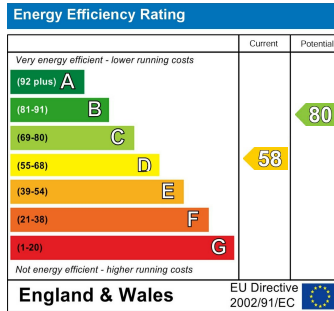
10'10" x 14'0" (3.31 x 4.29)



Double glazed window to the front and one to the rear.

Outside

Council Tax Band - G



The property is conveniently placed a short distance from the town centre. There is a wide tarmac driveway with parking for numerous vehicles.

Beyond a pathway leads down through into the beautifully landscaped formal gardens and around onto the sun terrace. Well stocked throughout. Beneath the sun terrace a wonderful expanse of level lawn enclosed by shrubbery and trees with steps down onto a level terrace with a further array of shrubbery and wild planting. All within a high degree of privacy.

Agents Note:



We are advised by the vendor that the property had Japanese Knotweed identified within its boundaries and this has been treated and is covered by a ten year insurance policy.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TREGARTH HOUSE

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. Made with Metropix ©2024

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