

# camel

H O M E S



## 4a Trevance Park Trevance Park

Tywardreath, Par, PL24 2PY

£450,000



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## The Property

This eco-friendly home is impressive from the outset. From driving onto the large driveway that provides parking for four cars, entering the large, welcoming entrance hall, being amazed by the Tardis feel to the larger than expected rooms, or experiencing the feeling of grandeur due to the higher than normal ceilings, you can't fail to be impressed.

On entering the property, you will proceed from the entrance hall through the double doors and into the large open plan family room that comprises a spacious living room area, dining area, and kitchen with a large central island, also boasting a range of high-quality soft-close kitchen units and impressive white tiled flooring with underfloor heating. The sitting room area offers solid flooring. Along the walls, you will see the brushed chrome finished sockets and home entertainment/internet hub, and when looking up to the high-level ceilings, you will find the soft reaction recessed lighting.

On this floor, you will also find a spacious cloakroom, access to the integral garage, and custom-built utility area. There are multi-aspect double-glazed windows and French doors leading out to the patio seating area and a good-sized, enclosed lawned garden.

When reaching the first floor, you will find the four bedrooms. The master bedroom is considered to be a large double room and offers a good-sized walk-in dressing room and high-spec en-suite shower room. From this room, you will also get to enjoy views stretching out across Tywardreath to the coastline at Par.

The family bathroom is also finished to a high standard with a floating wash hand basin/vanity unit with cupboards under, bath with shower over, shower screen, and tiled around. There is also a matching white, close-coupled WC and walk-in airing cupboard.

Heating and electricity for the property are provided by a combination of the high-tech and eco-friendly air-source heat pump and the top-of-the-range multi-panel solar panel system, helping to keep running costs to a minimum.

## The Village

The historic village of Tywardreath was made famous by the 1969

Daphne du Maurier book, 'House On The Strand'. The former harbour side village is now set in a tranquil rural position but can still enjoy beautiful rural and coastal views.

Set around the local village church and community public house/restaurant, Tywardreath offers a wonderful community feel that comes into its own when it holds its annual events, such as The 'Tywardreath Trotters' run and The Tywardreath Village Fete.

Also in the village you will find a school, nursery, hairdressers, well renowned butchers and a fish and chip shop/Thai take-a-way.

Within a short walk you will find the neighbouring coastal hamlet of Polmear and the village of Par. Offering a choice of beaches, shops and mainline train station. Set slightly further away you will find the popular holiday and working fishing town of Fowey.

### Entrance Hall

16'10" x 9'10" (5.13m x 3.00m)

### Family Room

### Living Room

16'5" x 10'0" (5.00m x 3.05m)

### Kitchen/Diner

19'10" x 18'5" (6.05m x 5.61m)

### Cloakroom/W.C

5'11" x 5'2" (1.80m x 1.57m)

### Integral Garage

18'4" x 9'8" (5.59m x 2.95m)

### Landing

### Master Bedroom

16'2" x 10'0" (4.93m x 3.05m)

### Dressing Room

6'4" x 6'2" (1.93m x 1.88m)

Measured to include wardrobe.

### En-Suite Shower Room

6'2" x 5'2" (1.88m x 1.57m)

### Bedroom Two

14'1" x 9'6" (4.29m x 2.90m)

Tel: 01872 571454

### Bedroom Three

10'5" x 10'0" (3.18m x 3.05m)

### Bedroom Four

9'6" x 7'4" (2.90m x 2.24m)

### Family Bathroom

9'6" x 7'4" (2.90m x 2.24m)

### Gardens

### Parking

### Directions

Sat Nav: PL24 2PY

What3 Words: ///studs.blueberry.removers

### Property Information

Age of Construction: 2017s (Assumed)

Construction Type: Block (Assumed)

Heating: Air Source Heat Pump and Solar Panels

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: B

Tenure: Freehold

### Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### PROPERTY MISDESCRIPTIONS

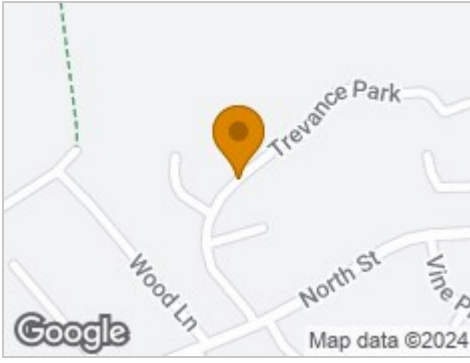
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



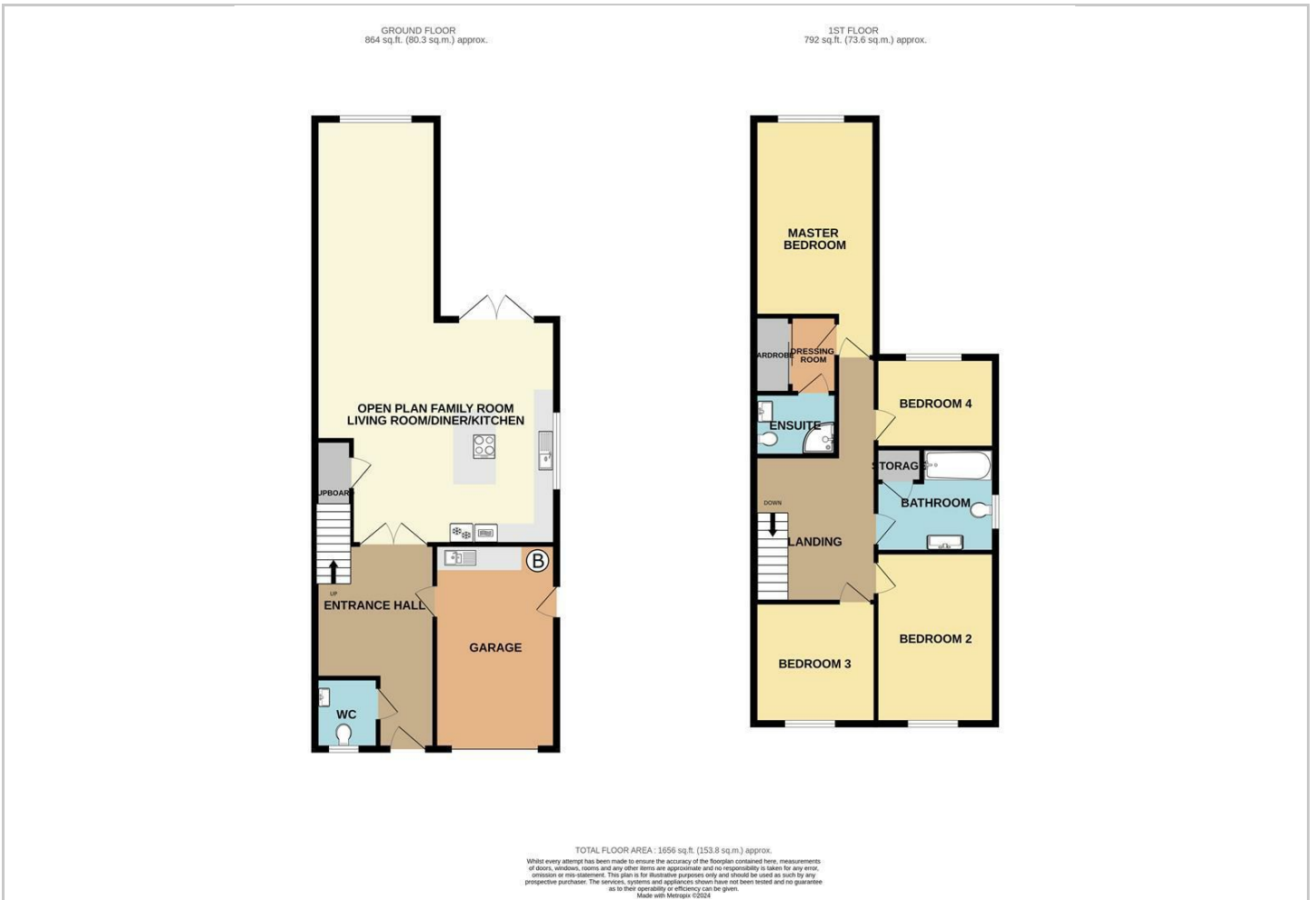
## Hybrid Map



## Terrain Map



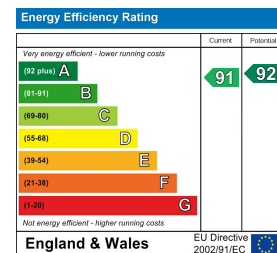
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.