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CAMEL

COASTAL & COUNTRY

4 Treskyber

Rose, Truro,
Cornwall TR4 9PQ





4 Treskyber

Brand new four bedroomed detached family home in a bespoke new residential development in the quiet rural hamlet of Rose, near Perranporth, on the north coast of Cornwall.



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Rose, Truro, Cornwall

TR4 9PQ



Newly-constructed four bedroomed detached house with integrated garage, block-paved driveway and front and rear gardens.



Generous contemporary-style living accommodation, with premium-quality fixtures and fittings throughout.



High specification finishes and “eco-standard” energy performance, including air-source underfloor heating, MVHR system and solar thermal roof panels with back-up battery.



Quiet rural hamlet location, approximately one mile inland from the popular coastal resort of Perranporth on the north coast of Cornwall.



Overview

Scheduled for completion in Summer 2024, Treskyber is an exclusive new development of five executive four bedroomed detached family homes in the tranquil rural hamlet of Rose, near Perranporth on the north coast of Cornwall. Combining high-specification contemporary-style living accommodation with “eco-standard” energy performance including air-source underfloor heating and photovoltaic solar roof panels with backup battery facility, the completed properties will further benefit from enclosed private gardens, integrated garages and an extensive range of premium fixtures and fittings throughout. Situated in the heart of the charming rural hamlet of Rose, within comfortable walking distance of Perran sand dunes, and approximately one mile inland from the bustling coastal resort of Perranporth Treskyber is the perfect place to draw the very best out of the Cornish coastal and country lifestyle.

Select Features and Specifications

- High-security composite aluminium front entrance door. Ash skirtings, door frames, staircase and balustrades and oak doors throughout.
- Ground floor cloakroom/WC
- 19” x 19” living room with sliding patio doors to front garden and A+ rated TT20 TernaTech 5kW wood-burning stove.
- Luxury open-plan kitchen/diner with natural Nuvolato Quartzite stone work surfaces and central island unit with inset wash basin with instant boiling water tap; Bosch five ring electric induction hob and integrated double oven; integrated fridge/freezer and dishwasher; bi-folding doors to rear patio and garden.
- 10kW Grant Arena air-source heat pump providing thermostatically-controlled underfloor heating throughout the ground floor and to first floor bathrooms. Additional high-efficiency Athena radiators in bedrooms and landing.



- Photovoltaic solar roof panels providing up to 6 kW of power, with 9.5kW battery storage.
- Vent Axia MVHR system (Mechanical Ventilation Heat Recovery)
- Master bedroom with built-in wardrobes and sliding doors to Juliet balcony. Ensuite bathroom with quadrant dual shower large spray shower head. Underfloor heating.
- Three further bedrooms including an additional ensuite bedroom with sliding doors to Juliet balcony with far-reaching views towards Perran sand dunes and coastline.

- Front and rear lawned garden with porcelain slate patio and walk-around pathway.
- Large block-paved private driveway leading to integrated garage with insulated electric door. Space and plumbing for washing machine. Stainless steel sink and drainer

Services

Services: Mains electricity and water. Private drainage. Air-source underfloor heating. Full Fibre broadband (max 1,000 Mbps).



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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.

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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.

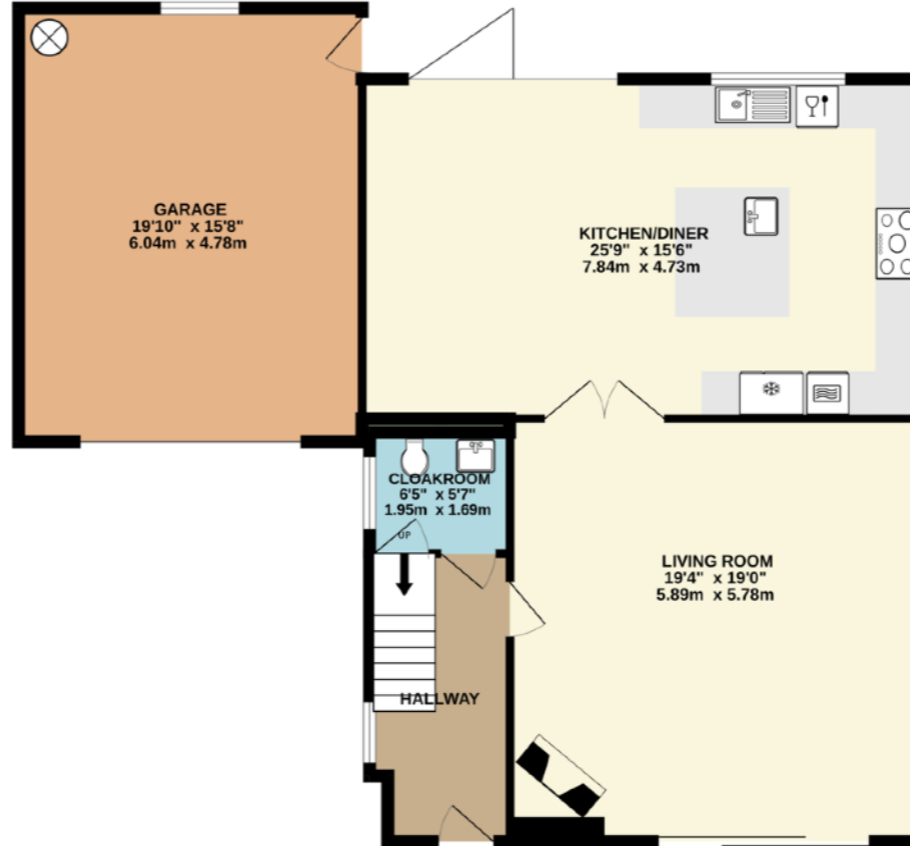
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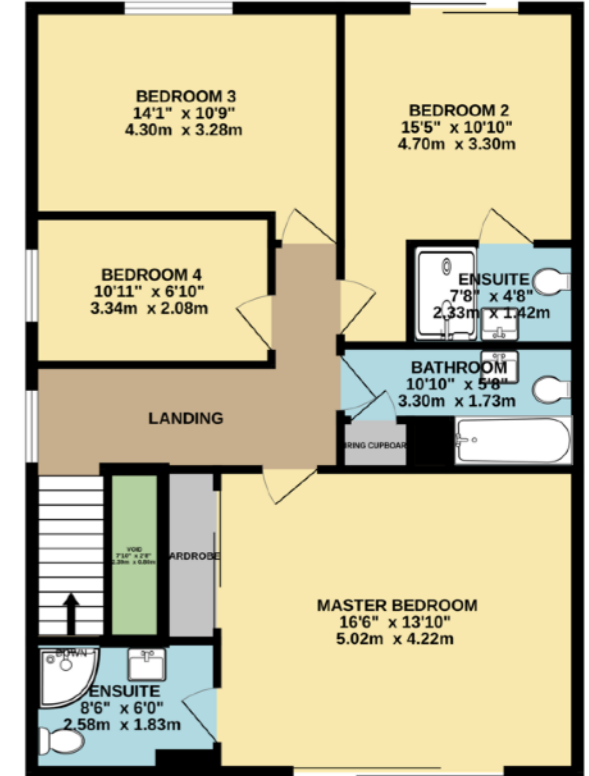
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No. 06608721

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Directors: Simon Dowling FRICS FNAEA and Tom Dowling

GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 2028 sq.ft. (188.4 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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