

TREGENVER COTTAGE
FALMOUTH

JONATHAN

CUNLIFFE



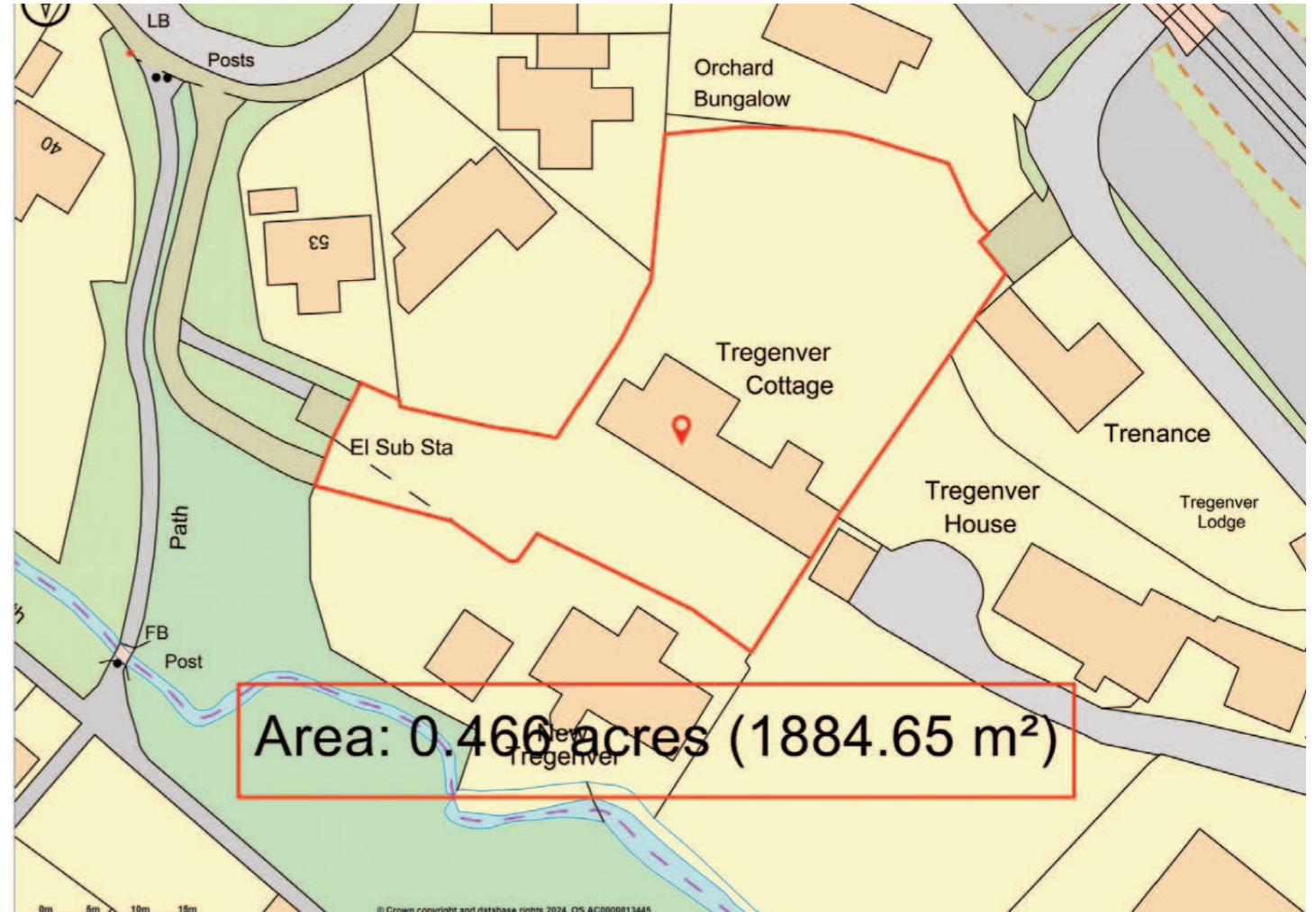
Tregenver Cottage, Venton Road, Falmouth TR11 4JX

For sale for the first time in over 20 years, an attractive and remarkably private 5-bedroom family home dating back to the 1700's, tucked away in an oasis of glorious gardens near the edge of Falmouth.

- 5 bedrooms, 3 bathrooms • One of Falmouth's oldest houses
- Hidden away in a tranquil, leafy position at the end of a no-through road
 - 1/2 acre of verdant gardens teeming with mature trees and plants
- An easy walk or bike ride to Falmouth's vibrant town centre and beaches
- Ample private parking and integral garage/workshop • 2935 sqft • EPC E







SETTING THE SCENE

Hidden away amongst lush secluded gardens, Tregenver Cottage lies at the end of Venton Road, a no-through road in a very convenient location, being within walking distance of the town centre, Penmere Railway Station, Swanpool Beach and Nature Reserve, and the captivating Tregonigge Woodland, on Falmouth's Green Corridor.

Steeped in maritime history, and with the landmark National Maritime Museum Cornwall on the harbourside, Falmouth is a colourful and thriving university town, built around what is the third largest natural harbour in the world. With an abundance of brilliant independent shops and cafes, amenities, galleries, public houses, artisanal bakeries and its fabulous beaches and seafront - it is a wonderfully vibrant town with endless things to do and see.

In the summer months, the town is a haven for sailors and the port regularly plays host to high profile yachting and water sports events, such as the Tall Ships Race, Richard Mille Cup and former America's Cup J-Class.. Falmouth is linked to Truro and the main Penzance-Paddington line (with overnight 'sleeper' service) by its own branch rail line, with Penmere Station an easy walk from the house.

HISTORY

Tregenver Cottage was part of the Tregenver Estate which dates from the 1320's and was owned by the Killigrew family. It was originally built as the coach house and stables and remnants of the staddle stones and granite horse posts still stand in the grounds today. Parts of the cottage date back to 1710 and it was of significant importance to the estate, serving feed to the livestock and vital transport to the owners of the Manor.

THE TOUR

Approached via a private entrance into a secluded courtyard, Tregenver Cottage's pretty facade is draped in wisteria and roses. Unfolding across almost 3,000 sqft of well appointed living space, the house is remarkably tranquil, with a calming palette and soft natural light filling the rooms.

Beyond the pretty porch, an impressive entrance hall awaits, bookended by two spacious bedroom suites, one of these with an adjacent laundry room. Offering excellent reverse-level accommodation, the first floor holds superb, spacious kitchen and living spaces, opening out to a large conservatory dining room. Broad banks of glazing allow light to pour in and draws the eye towards the verdant

green backdrop of the rear garden. Across the landing, three generous bedrooms and a family bathroom complete the first floor.

STEP OUTSIDE

Cocooned by banks of magnificent mature trees, ferns and sub-tropical plants, the gardens wrap the house in a blanket of electric, viridian green and year round colour. A true oasis, the house creates it's own sheltered microclimate, offering complete privacy and a haven for wildlife.

At the front, a large courtyard with private parking leads to a lawn and sunny terrace, also providing access to an integral garage, which makes for a great workshop or store for water-sport enthusiasts. Steps lead you to the raised rear garden, where the conservatory and lawn offer idyllic vantage points to relax or entertain whilst taking in the magnificent planting, pond, surrounding nature and greenery. Further delights await, where plums, crab apples, strawberries, raspberries and blackcurrants can be found dotted amongst the flora.

SERVICES

Mains water, electricity and drainage with mains gas fired central heating.

DISTANCES (All distances approximate)

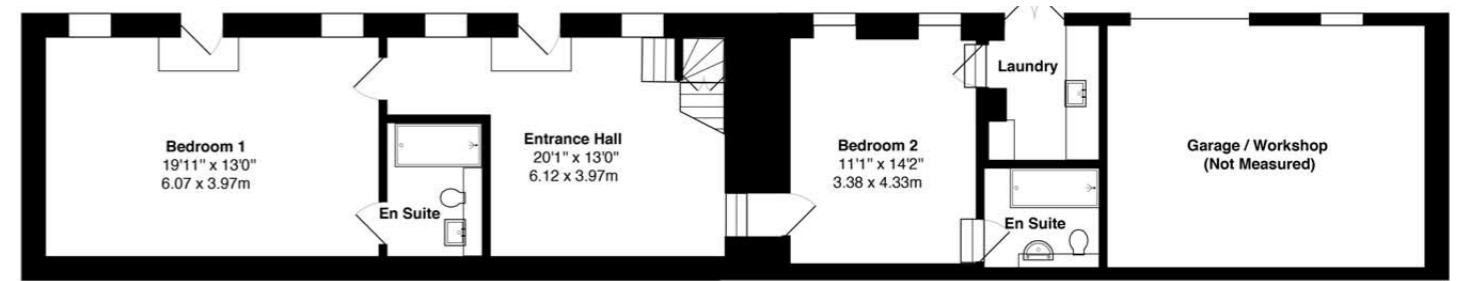
Penmere Station (branch line to Truro) about 1/2 a mile by footpath, Town centre and Swanpool beach about a mile (via footpath), Truro (main line station) 11 miles, Newquay Airport 30 miles.

WHAT3WORDS LOCATION

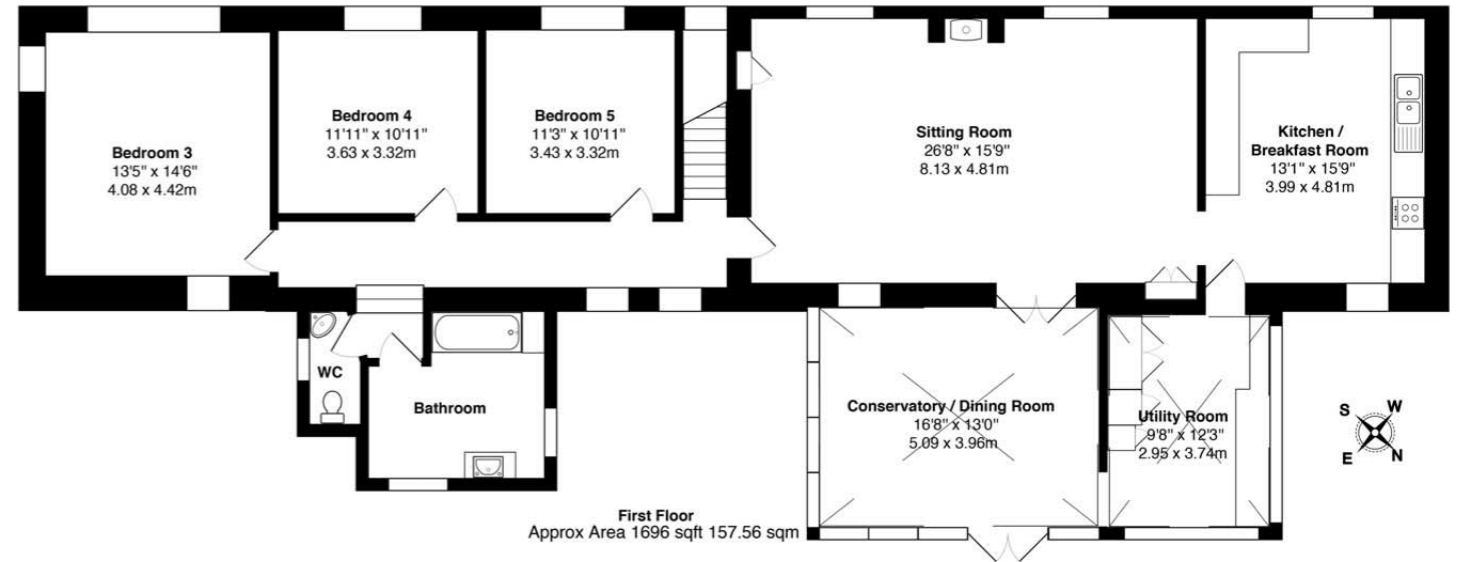
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COUNCIL TAX BAND

F



Ground Floor
Approx Area 1240 sqft 115.2 sqm



First Floor
Approx Area 1696 sqft 157.56 sqm

TREGENVER COTTAGE VENTON ROAD FALMOUTH TR11 4JX
TOTAL APPROX. FLOOR AREA 2935 sqft (272.7 sqm)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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