



TOM WILLS
PERSONAL PROPERTY AGENTS

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Trerise Vean, Old Carnon Hill

Carnon Downs, Truro, TR3 6LE

Offers in excess of £525,000



Trerise Vean Old Carnon Hill

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A beautifully presented and tastefully appointed three-bedroom detached cottage, hidden from the village centre and enjoying lush wrap-around gardens, generous gated driveway parking, and, unusually, various outbuildings including a two-storey barn. The barn has great scope for conversion into a dry store/studio or possibly ancillary accommodation, subject to the relevant consents.





THE PROPERTY
Dating back around 400 years in part, Trerise Vean was originally part of the Carclew Estate. In recent years, the cottage has been extended and improved. Following this, there has been a sympathetic scheme of modernization carried out by our client during their 10-year ownership. Some of those improvements include the installation of bespoke hardwood double glazing by Devoran Joinery, a full internal relaying of travertine stone flooring throughout the ground floor, installation of a 'Clearview' wood-burning stove, refitting of the kitchen and both bath/shower rooms, along with external improvements to the gardens and outbuildings. The property also benefits from mains gas central heating and a range oven with gas hobs and electric ovens.

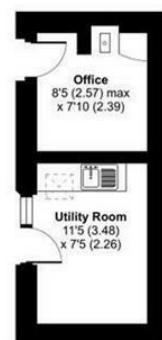
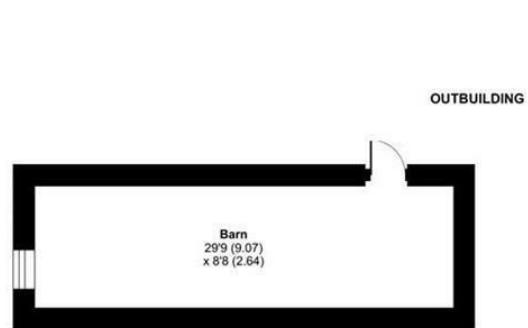
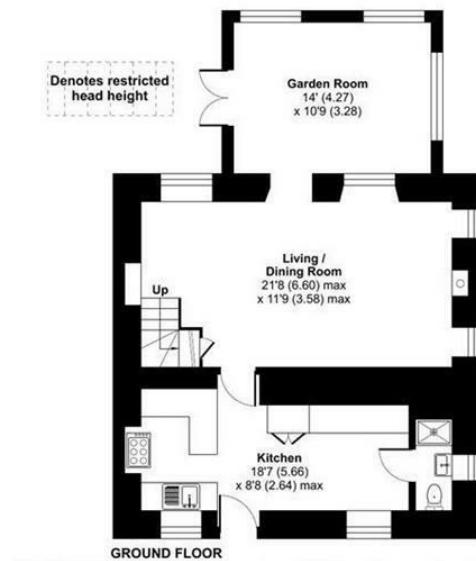


In all, a superbly presented period property with glorious gardens and an array of outbuildings, all within easy walking distance of the excellent village amenities, in particular, the village stores, which are almost within sight of the entrance gates.



THE SITUATION
Located in the heart of the highly desirable Carnon Downs village, 'Trerise Vean' offers convenient access to a plethora of everyday conveniences. These include a well-stocked convenience store (just 60m away), reliable bus services, and essential healthcare facilities, all within easy walking distance from the property. Situated just four miles away, the cathedral city of Truro serves as the county's hub for retail, commerce, administration, healthcare, and education. The university campus at Tremough is a mere five miles south along the A39 and port town of Falmouth with picturesque harbour and beaches is easily accessible at a distance of seven miles.

ADDITIONAL INFORMATION
Tenure - Freehold. Services - Mains gas, electricity, water and drainage are connected to the property. Superfast broadband. EPC - 64 (D). Council Tax - Band D. Possession - Vacant possession upon completion to coincide with our client's onward purchase. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



Old Carnon Hill, Carnon Downs, Truro, TR3

Approximate Area = 1096 sq ft / 101.8 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Outbuildings = 413 sq ft / 38.3 sq m

Total = 1554 sq ft / 144.2 sq m

For identification only - Not to scale



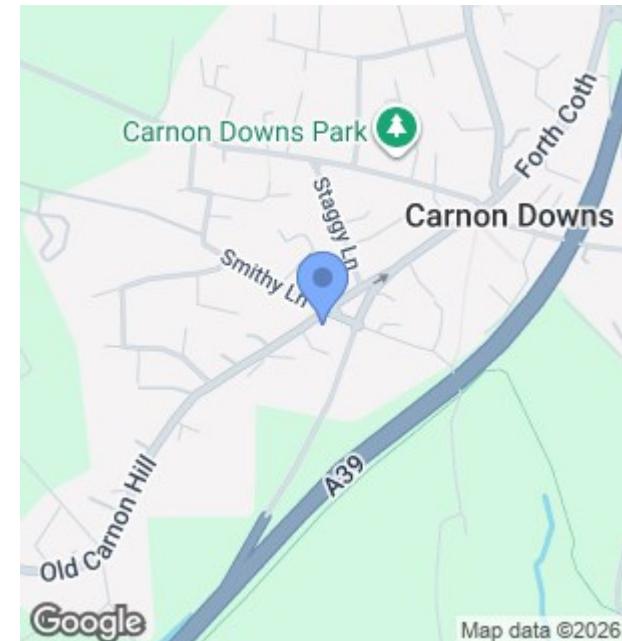
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023.

Viewing Please contact us on 01326 352302

if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	