



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9760

Guide £600,000

Kea House,
69 Fore Street, Tregony, Nr. Truro, Cornwall, TR2 5RW

FREEHOLD



Located in the heart of the sought after village of Tregony; a fantastic opportunity to acquire a beautiful, recently refurbished and extended non-Listed period home with over 2,700sq.ft. of stunning tastefully decorated accommodation, perfect for families with 4 bedrooms, 3 bath/shower rooms and 4 fantastic versatile reception rooms, including an incredible 45ft long kitchen/dining/family room. Combined with fully enclosed sunny low maintenance rear garden, convenient for Truro and the Roseland Peninsula.





SUMMARY OF ACCOMMODATION – In all, about 2,768sq.ft.

Ground Floor Entrance hall, sitting room, living room, inner hall, study, open-plan kitchen/dining/family room.

First Floor Landing, principal bedroom with dressing room and en-suite shower room, guest bedroom with en-suite shower room, 2 further double bedrooms, family bath/shower room.

Outside Fully enclosed walled rear garden laid with an eye to low maintenance. Hot tub. Rear decked sun terrace, gated access to lane with parking potential.

DESCRIPTION

The availability of Kea House represents an incredibly rare and exciting opportunity to acquire a stunning non-Listed double fronted period home, with incredible recently extended and refurbished interiors which really need to be seen first hand to be fully appreciated.

Located in the heart of the sought after village of Tregony considered to be the gateway to the Roseland Peninsula and also convenient for Truro and St Austell with a whole host of day to day amenities available right on your doorstep.

The house has an attractive white rendered exterior under a natural slate roof with double glazed windows and oil fired centrally heated accommodation. Seven years ago, the current owners extended, remodelled and refurbished to a high degree of specification to transform the property into a stunning, highly individual house combining period features with some lovely contemporary flourishes. On the



ground floor there are no less than four highly versatile reception rooms ideal for families. Entered through an impressive entrance vestibule to the left is a lovely large sitting room and to the right a generously proportioned TV lounge, ideal for families with children. The inner hall brings in light views of the rear garden with a staircase ascending to first floor and to the right a good sized study with a three quarter length window looking over the rear garden.



To the rear of the house, the purpose built extension has created an incredible 45' long open-plan kitchen/dining/family room which is the main hub for the house and the fantastic entertaining space. To the rear of the room is a stunning high quality Nobilia German kitchen with Zebrano hardwood worksurfaces, Bosch dishwasher, Bosch double electric oven and Bosch induction hob over with attractive burnt copper tiled splashbacks. A large Fisher & Paykel fridge/freezer fits snugly in a recess and will stay. The central island has a fabulous cast concrete worktop with inset sink, this through a square arch opens into the dining/family room. The whole room has attractive porcelain tiled floors with powder coated aluminium bifold doors at one end opening onto the garden and full height powder coated aluminium sliding double glazed doors to the side. This magnificent room can comfortably house a twelve seater dining table plus further easy chairs and sofas, ideal for family get togethers, Christmas or



dinner parties and is an unrivalled room which the sellers openly admit will be almost impossible to replicate in any future home.



On the first floor there are four good sized double bedrooms, the principal bedroom has both a dressing room with fitted wardrobes and a stunning recently fitted en-suite shower room. The guest bedroom (another large double) also has an en-suite shower and there is a large family bathroom with roll top bath and separate shower cubicle which serves the other two bedrooms. In addition, there is a good sized airing cupboard and the loft is part boarded providing additional storage.





The property is positioned on Fore Street in Tregony where there is plentiful unrestricted parking, however an access lane leads to a rear gateway where historically there was a dilapidated carport. This area has been incorporated into the garden of Kea House but for those seeking freehold parking, there is the space and vehicular access to do so, if required.

The gardens to the rear are of good size and fully enclosed and are very peaceful. They enjoy a bright north westerly aspect, ideal for afternoon sunshine, barbecues, alfresco dining etc. Beside the extension is a large paved terrace perfect for alfresco dining/entertaining in the summer. This terrace leads into a larger area currently laid with Astroturf lawn for ease of maintenance with a Jacuzzi hot tub and further raised decked terrace and a concealed area for bin storage and the oil tank.

All in all, a wonderful village home convenient for Truro, St Austell and the Roseland Peninsula with stunning interiors which need to be seen first hand to be fully appreciated. Early viewing wholeheartedly recommended by the vendors sole agent to avoid disappointment.

LOCATION

The Roseland Peninsula is widely renowned as one of the most beautiful and unspoilt areas in Cornwall offering soft rolling countryside in what is designated as an Areas of Outstanding Natural Beauty. The historic village of Tregony lies at the gateway to this area, conveniently placed not only for access to the pretty fishing villages and hamlets, stunning coastline and superb sandy beaches that abound that coastline but also to the cathedral city of Truro with its comprehensive range of shopping, business, state and private schooling and leisure facilities and also the nearby town of St Austell which continues to improve and is receiving massive investment and regeneration and is nearby is the world famous Eden Project.

Tregony retains a vibrant community spirit and includes a number of local shops and facilities catering for all day to day needs including a modern primary school, secondary school, sports club, excellent local store, post office, doctors, dentist and veterinary surgeries as well as the highly regarded Kings Arms Inn. The historic local church is located just a short stroll across the road as are beautiful walks into the surrounding countryside.

There are sandy beaches nearby at Carne and Pendower and access to some of the finest day sailing waters in the United Kingdom from St Mawes and the Percuil River which opens out onto the Carrick Roads (Fal Estuary) and into Falmouth Bay beyond. This area is widely regarded as one of the most coveted locations within Cornwall.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR2 5RW.

SERVICES Mains water, drainage and electricity. Oil fired central heating.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 80Mbps download speed. 20 Mbps upload speed.

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

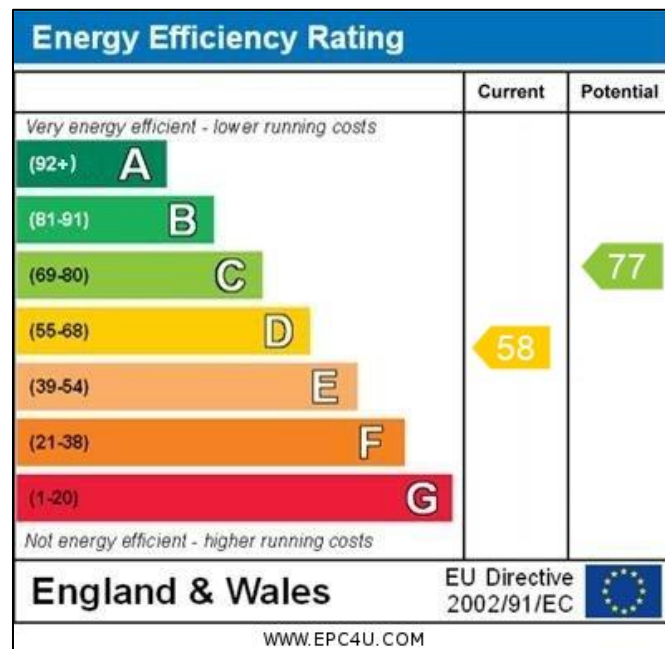
DIRECTIONS Proceed into Tregony on the B3287 up Tregony Hill. At the start of Fore Street opposite The Square, Kea House will be found on the left hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

