



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10118

Guide £825,000

Steppes,
Trolver Hill, Penpol, Feock, Nr. Truro, Cornwall, TR3 6RR

FREEHOLD



For sale with no onward chain.

A stunning, highly specified, detached, 2 bedroomed contemporary house with beautiful far reaching views over Restronguet creek. Reverse level with an impressive, open-plan kitchen/dining/living room with two Juliet balconies making the most of the views, a separate snug/study and 2 en-suite double bedrooms as well as a large, level, lawned rear garden and a carport. A true one off, ideal as a main home or perfect as a lock up and leave holiday home situated in one of Cornwall's most desirable Creekside villages, yet within easy reach of Truro city centre.





SUMMARY OF ACCOMMODATION – In all, about 1,410sq.ft.

First Floor Open-plan kitchen/dining/living room, snug/study, Butler's pantry, wc.

Ground Floor Hallway, principal bedroom with walk-in wardrobe and en-suite bathroom, second double bedroom with en-suite shower room, utility room, plant room and storage cupboard.

Outside Driveway with parking for several vehicles, carport, level lawned rear garden, open fronted summerhouse, further tiered gardens with numerous patio areas.



DESCRIPTION

Finished in 2019 to an exacting standard, a very attractive, unique, reverse level two bedroomed home with far reaching views over Restronguet Creek.

On the first floor, there is a stunning open-plan kitchen/dining/living room with superb views over the creek and a separate pantry off the kitchen area, a snug/study off the living area and a wc. On the ground floor there are two double bedrooms, both with beautifully appointed en-suite bathrooms with the principal having a walk-in wardrobe, as well as a utility room and built-in storage cupboards.

Outside there is a level, lawned rear garden as well as a number of different patios and sitting out areas – perfect of alfresco dining. There is also an open fronted summerhouse that adjoins the lawn. At the top of the plot, a gravelled pathway leads down to a front door and is flanked on either side by an array of mature trees and shrubs. An attractive, resin driveway leads to a carport to the side of the property and also allows parking for several vehicles. Steppes is a very energy efficient home with an air source heat pump and underfloor heating throughout and there is also Category 6 cabling to all rooms.

Situated in the very popular village of Penpol, close to sailing waters, the villages of Devoran and Feock and yet remarkably only about 4 miles away from Truro. Steppes would make for the perfect Cornish bolthole for those wanting an easy to maintain, lock up and leave second home or of course as a very comfortable main residence as our clients use it currently.

SPECIFICATION

Construction

- Constructed – 2019
- External Walls
 - ground floor – porcelain tiles [sawn oak laid vertically]
 - first floor – standing seem zinc
- Roof – single ply with 20 year guarantee
- Windows/Doors – powder coated aluminium
- Stainless steel access ladder to roof
- Air Source Heat pump with under floor heating throughout
- Decking – Millboard planking
- Driveways – resin
- Italian porcelain floor tiles and skirtings throughout
- Italian porcelain wall tiles to both en-suites
- Oak/powder coated steel staircase
- Silestone sills to all windows
- CAT 6 cabling to all rooms
- Levello downlights with slim gloss white dimmer switches
- Bronze glass sliding door to snug/study
- EPC Rating – B83

Warranties

- Buildzone Warranty [10 years]
- Single ply flat roof [20 year guarantee]

Kitchen / Butlers Pantry

- Glass Tec Plus Magnolia
- Miele self-clean oven
- 2 integrated full height fridges
- Integrated pop up countertop extractor
- Miele induction hob
- Integrated freezer
- Miele integrated dishwasher
- 2 pull out larder units
- 2 mid height cupboards
- 2 pan drawers
- Island with sink and Quooker tap plus cupboards
- Silestone worktops and upstands
- Pop up electric sockets
- Stainless steel shelving to Butler's Pantry

Utility Room

- Tall larder cupboard
- Blanco stainless steel sink with unit below
- Miele washing machine
- Miele 'heat pump' tumble dryer

Bedroom 1

Walk-in wardrobe with 2 hanging rails and drawer/shelf packs

BEDROOM 1 En-Suite

- Villeroy & Boch sanitaryware [wc/bath/sink/vanity unit/'wet room' shower]
- Glass screen to shower
- Electric towel rail

BEDROOM 2 En-Suite

- Villeroy & Boch sanitaryware [wc/sink/vanity unit/large shower tray]
- Glass screen to walk-in shower
- Electric towel rail

First Floor WC

- Duravit sanitaryware [wc/sink/vanity unit]

Plant Room

- Pressurised hot water cylinder and heating controls

Running Costs – (Approx.)

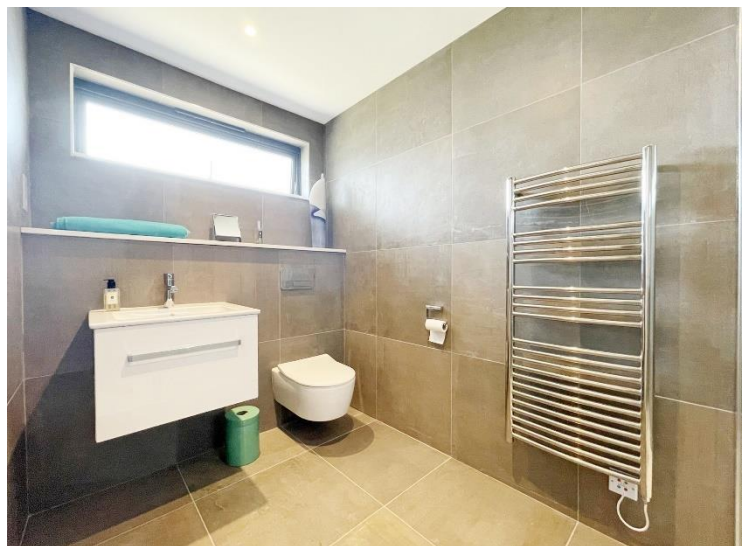
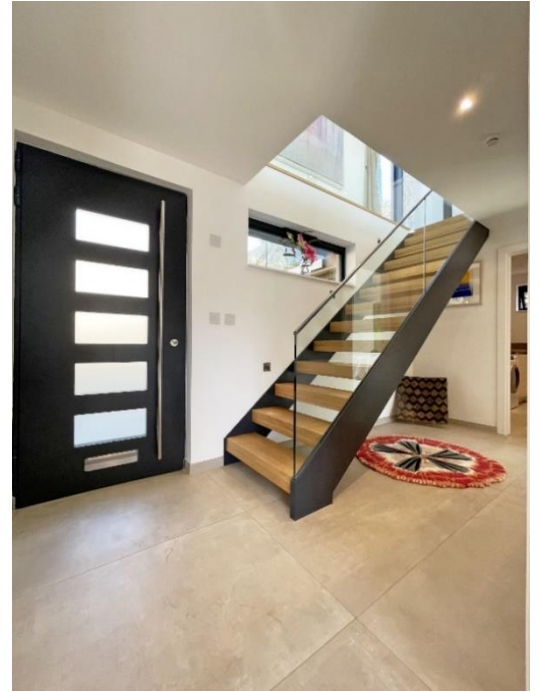
Heating/electricity - £2,000 PA

RHI payments received - £800.00 PA

Council Rates - £2,740 PA

Water Rates [Metered] - £70.00 PA







LOCATION

The highly regarded villages of Penpol and Point effectively form one creekside community on the shore of Restronguet Creek. This beautiful area is one of the most desirable within Cornwall, for its peace and tranquillity, access to the sailing waters of the Carrick Roads and for its immensely convenient location, only a few miles south of the cathedral city of Truro and only a little further from the Port of Falmouth.

The area has beautiful walks, most with views of the water and around one mile away are the fabulous National Trust grounds of Trelissick House. At high tide small boats, kayaks and windsurfers can be launched from the public Point Quay within walking distance of the house and only a short drive away are the sailing facilities of Loe beach at Feock and the deepwater moorings and marina at Mylor. Mylor is also the location for Restronguet Sailing Club which has close links with the National Dinghy racing squad and has produced world champion sailors over the years.

Falmouth has a huge range of facilities and further deepwater moorings, whilst Truro is the retail, business and administrative capital for Cornwall with outstanding amenities that are not comparable throughout the rest of the county. There are excellent local schooling facilities including three exceptional private schools within Truro.

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 TR3 6RR.

SERVICES Mains water and electricity. Private drainage. Air source heat pump and underfloor heating throughout.

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

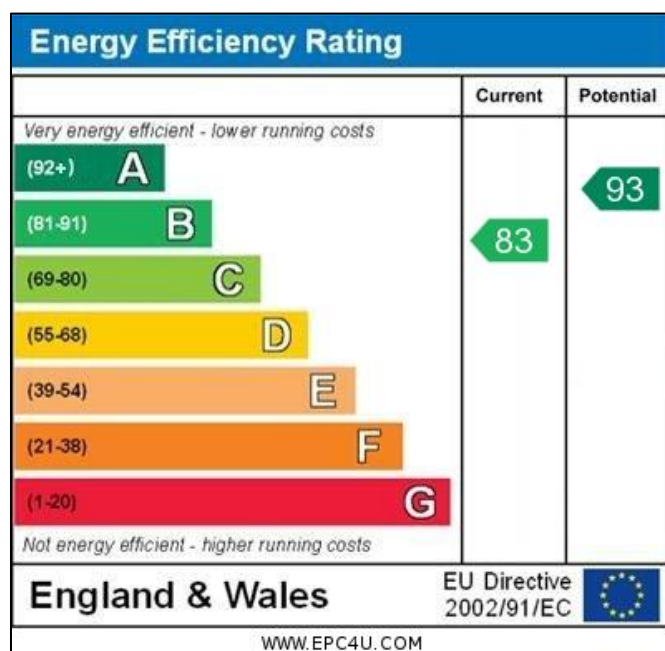
DIRECTIONS From Truro head out towards Falmouth and at Playing Place take the second roundabout left towards Feock. Proceed along this road and after crossing through the King Harry Ferry crossroads, before you get to Ferris Garage, take the right hand turn onto Trolver Hill. Follow the road down and the driveway to Steppes will be on your left hand side before the road bears to the right.

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.

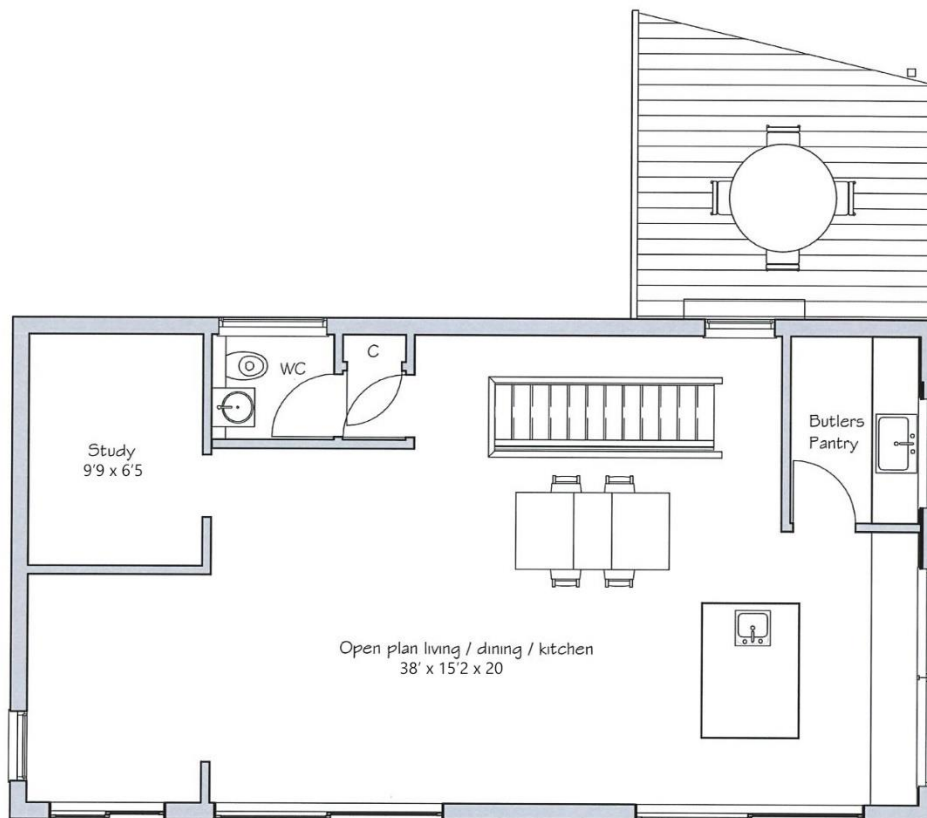
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

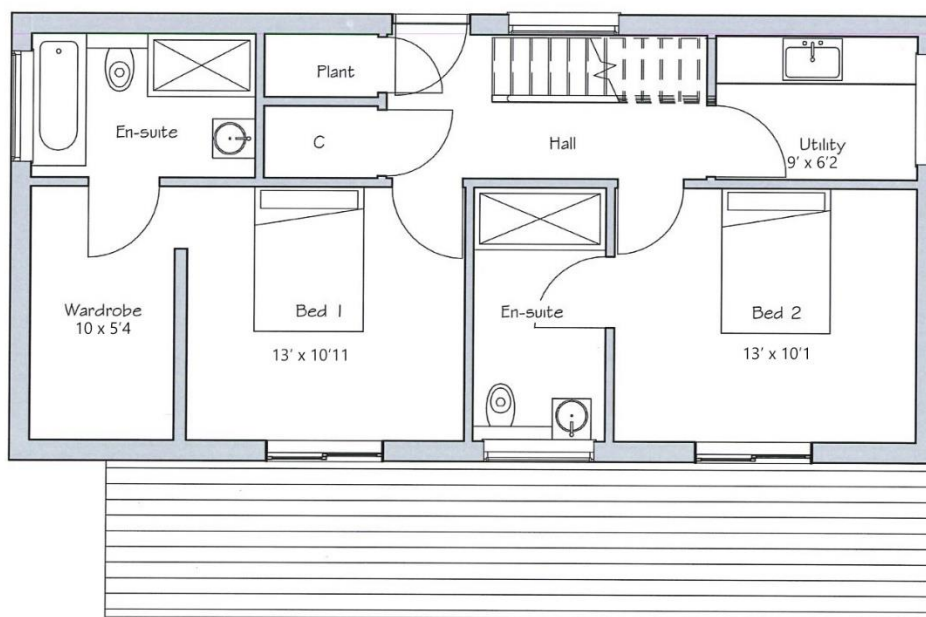
Approved Redress Scheme



Not to scale – for identification purposes only.



FIRST FLOOR



GROUND FLOOR

