



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR49769969

Offers around £485,000

Flat 5, Tredrea Manor,
Tredrea Gardens, Perranarworthal, Truro, Cornwall, TR3 7QG

LEASEHOLD



A beautifully appointed, vastly improved and impeccably presented first floor apartment, located in this Grade II Listed period country house. The accommodation, extending to about 1,427sq.ft., includes a glorious bay window reception room with 10' high ceilings, beautiful bespoke kitchen, 2 double bedrooms both with en-suite bath/shower rooms a utility room plus separate cloakroom. Most conveniently located between the cathedral city of Truro and the historic harbour town of Falmouth and within a few minutes' drive of the sailing facilities at Mylor harbour.





SUMMARY OF ACCOMMODATION

L-shaped reception hallway, 21'10" bay window living room, study area, kitchen, utility room, principal bedroom and en-suite bathroom, guest bedroom and en-suite shower room.

Outside Communal lawned gardens and guest parking and attached single garage.

DESCRIPTION

Tredrea Manor is a Grade II Listed country house built around 1740 by the Fox family and was either remodelled or rebuilt in the mid-19th Century.

It is a large and impressive home divided to create gracious apartments with generously proportioned rooms set in this elevated position with south easterly outlook over the Kennel Valley.

Apartment No. 5 is situated on the first floor and is of a particularly generous size with accommodation extending to about 1,427sq.ft.

The current owners have significantly and sympathetically remodelled and refurbished the existing apartment and it is offered for sale in exemplary order throughout.

The apartment is accessed through a communal entrance with staircase leading up to the entrance to Apartment 5.

There is a large split-level entrance hallway and corridor with ceiling light and generous cloaks cupboard to one side. The entrance hallway, bedroom corridor and upper hallway all have inset sensor-operated ceiling lights.



In addition, there is a cloakroom/wc situated off the main reception hallway.

The current owners undertook a comprehensive reconfiguration of the apartment starting in 2017, this included new kitchen, bathrooms and work to both the plumbing and electrics.

The principal reception, living and kitchen is an exceptional open-plan dual aspect room with almost full height sash windows taking advantage of the outlook in a south easterly direction over the Kennel Valley.

The refitted and remodelled kitchen by Treyone of Truro is in bespoke ash with contrasting coloured doors and complemented by Carrara marble worktops, slightly broader than the norm, to allow for larger drawers and storage space with Kohler sink, Perrin & Rowe tap and comprehensive range of Neff fitted appliances.

To one side of the sitting room is an alcove space perfect for storage or indeed a home office and this has an outlook to the side of the building.

Beyond the kitchen is a good sized utility room housing the water tank, storage space and plumbing for washing machine etc.

The bedroom corridor is off the lower entrance hallway with a very generously size principal bedroom enjoying an outlook to the side and with a beautifully appointed bathroom and fitted wardrobes and dressing area. The guest bedroom again has garden views to the side and enjoys the use of a well appointed en-suite shower room/wc.

Tredrea Manor is approached off Cove Hill with the driveway opening out onto a generous tarmacadam parking area for residents and guests.

Apartment number 5 has a single garage in a block with up and over metal door and is situated just in front and to the side of the main building.

There are some communal gardens mainly on the south east side but also on the north west side of the main house and is of an outlook over the Kennel Valley.

LOCATION

Tredrea Manor is located in an elevated position enjoying a lovely outlook over the sylvan Kennel Valley.

Its location is particularly convenient between the cathedral city of Truro and the harbourside town of Falmouth and within a few minutes' drive of the highly regarded Carrick Roads, offering some of the finest day sailing waters in the United Kingdom.

The village of Perranarworthal has a range of local day to day facilities including the highly regarded Norway Inn public house.

A more comprehensive range of business, leisure, schooling and commercial facilities is found in the cathedral city of Truro and the historic harbourside port at Falmouth.

Communications are very good with the A39 into Truro giving access to the main line railway station on the Penzance to Paddington line with access beyond Truro to the A30 linking the county to the motorway network at Exeter.

All in all, apartment 5 Tredrea Manor is a quite beautifully presented, gracious period home situated in a highly regarded and convenient location, perfect from which to enjoy the delights of the south coast.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Communal entrance vestibule opening into communal hallway with staircase to:-

ENTRANCE TO APARTMENT 5

Large split-level reception hallway with Velux light, storage, two electric radiators, walk-in cloaks cupboard with hanging and shelving, electric radiator, fuse box, access to loft space.



PRINCIPAL BEDROOM – 15' x 9'6" Fitted wardrobes with sliding mirror doors, vaulted ceiling with exposed beams, ceiling lights and dimmable strip ambient lighting, electric radiator, window overlooking the rear garden. Ethernet data point and TV aerial data point.



EN-SUITE BATHROOM Large panelled bath, low level wc, dual wash hand basin in vanity unit, heated towel rail, window with outlook to the rear garden, tiled floor and half height wall tiling, underfloor heating.

BEDROOM 2 – 11' x 10'4" Ceiling spotlights, electric radiator, window overlooking the rear.



EN-SUITE SHOWER ROOM Shower with sliding doors, wash hand basin in vanity unit, low level wc, heated towel rail, tiled walls and flooring, ceiling spotlights, underfloor heating.

From the entrance hallway steps lead up to the upper hallway.

CLOAK ROOM / WC Low level wc, wash hand basin mounted on marble topped bespoke vanity unit, electric radiator, inset cupboard. Doorway through into living room/kitchen.



LIVING ROOM – 21'9" into bay x 18' A superlative dual aspect room with almost full height windows overlooking the gardens, woodland and countryside beyond with 10' high ceilings. Nordpeis woodburning stove on slate hearth with marble surround. Ethernet data point and TV aerial point. To the one side of the reception space is a useful alcove area which would accommodate a home office and with a window to the side.



KITCHEN – 13'7" x 8'6" The kitchen was installed by Treyone of Truro kitchens with a range of ash units painted with complementary contrasting colours, Carrara marble worktops, Neff appliances including a Neff ceramic hob with oven and microwave/oven and Neff dishwasher, Kohler sink and Perrin & Rowe tap. Electric radiator, window to the side and patterned herringbone flooring. From the kitchen doorway through into:-

UTILITY ROOM Two windows to the side elevation, electric radiator, hot water tank and plumbing for washing machine.

OUTSIDE

The apartment building is approached from its own driveway which opens into the communal parking area. The apartment enjoys the use and ownership of a single garage with up and over metal door, power and light connected with useful shelved storage space.



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 7QG.

SERVICES Mains water, drainage and electricity. Electric radiator and underfloor heating.

MOBILE PHONE COVERAGE All major providers likely.

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

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

TENURE Leasehold 999 year lease until 25th October 2987 and share of Freehold. Current service charge is £166pcm and includes buildings insurance, garden maintenance, external water, communal decoration and ad hoc maintenance.

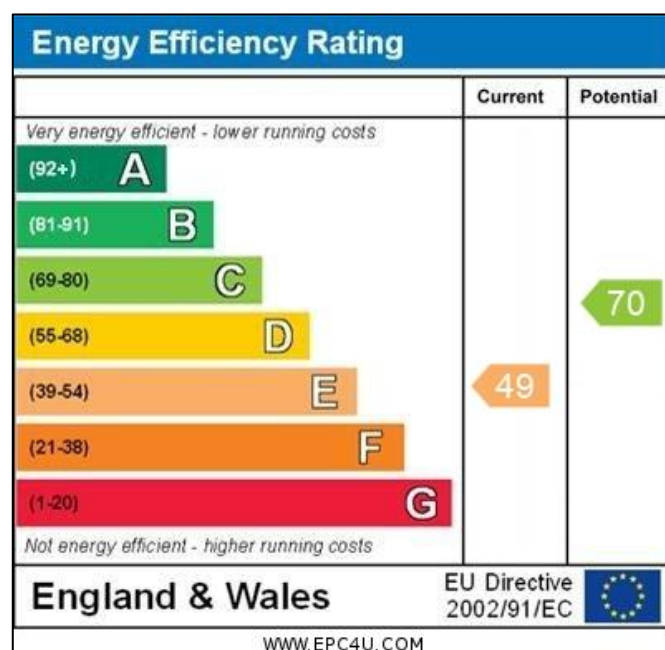
DIRECTIONS Proceeding from Truro on the A39 towards Falmouth, passing the Norway Inn on the right hand side and after a few hundred yards, there is a turning on the right into Cove Hill, signposted Bissoe and Perranwell. After a couple of hundred yards the turning to Tredrea Gardens will be seen on the right hand side. Follow this driveway which turns around to the left into the car park to Tredrea Manor.

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.

