



THE BUTTS TRETHURGY PL26 8YB

Impressive 4 Bedroom Detached Country House

Welcome to this stunning country house located in the well-regarded hamlet of Trethurgy. This impressive property boasts spacious living areas including a family room, lounge and kitchen/diner perfect for hosting gatherings with loved ones.

Inside the property feels homely and comfortable with well-proportioned rooms. Step outside to explore the large grounds and double garage and enjoy the peaceful country setting surrounding the home.

With so much to offer, this country house, set in a third of an acre, has everything you need to make it your dream home.

**Available with No Onward Chain
VIEWING HIGHLY RECOMMENDED**

Key Features

Country House with
4 Bedrooms

Lounge PLUS
Kitchen/Diner/Family
Room

Set in 1/3 of
An Acre

Triple Garage &
Parking

Solar Panels

NO ONWARD CHAIN

About the Property and Location

Some properties just feel like home – loved and welcoming, this delightful country house comes top of this list. Whether you are a growing family, or just the 2 of you but love family visiting, this property just keeps on giving and is located in the pretty hamlet of Trethurgy, just two miles northeast of the market town of St Austell. The town centre offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. There are also schools and a college nearby. Just a short drive is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. Also within a short distance is the captivating Lost Gardens of Heligan, with the world-famous Eden Project on the doorstep.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

Wood glazed door. Two Georgian style windows to either side. Tiled floor. Built-in letterbox. Wood and part glazed door with granite lintel over into:

Hallway

Antique pine doors to kitchen/family room and lounge. Wood flooring. Central heating radiator. Exposed stone wall with part glazing providing borrowed light from the lounge. Built-in double cupboard with bi-fold doors. Beamed ceiling. Glazed panel door to utility with cloakroom. Pine stairs and balustrade.

Lounge

18' 8" x 11' 10" (5.7m x 3.6m) max

Two uPVC double glazed Georgian style windows to the front elevation providing generous natural light. Beamed ceiling. Central heating radiator. Feature stone fireplace with wood mantel over, raised hearth with slate incorporating a gas log burner style fire. Built-in stone shelving with wood shelf.

Kitchen/Dining Area/Family Room

23' 4" x 17' 1" (7.1m x 5.2m) max

This room offers appeal and versatility of space. Good natural light is provided from the four uPVC double glazed Georgian style windows; two of which are to the front elevation with a further two to the side elevation. The attractive beamed ceiling adds to the country feel as do the window seats. The kitchen is of a traditional style with base units and worktops over incorporating a one and a half bowl sink. There is a fitted Rayburn with space for a cooker and fridge freezer. Additional storage is within the island seating which easily provides seating for 6 allowing the remainder of the room to be used as a relaxed seating area or formal dining area. Part-tiled walls to the kitchen with wood effect vinyl flooring. Glazed panel door to:

Rear Porch/Cloaks Area

7' 10" x 6' 3" (2.4m x 1.9m)

uPVC double glazed door to the rear. Open arch to a useful cloaks/storage area. Fixed window providing

borrowed light from the kitchen. Wood effect vinyl flooring.

Utility with Cloakroom

9' 10" x 8' 6" (3.0m x 2.6m)

Good range of wall and base units with worktops over. Space and plumbing for a washing machine. Space for fridge/freezer. uPVC double glazed Georgian style window to the rear elevation. uPVC double glazed door to the rear. Antique pine door to Boot/Hobby Room. Sliding door to:

Cloakroom

uPVC double glazed window. Low level WC. Wash-hand basin. Vinyl flooring. Part-tiled walls.

Boot/Hobby Room

16' 9" x 6' 7" (5.1m x 2.0m)

This room has been superbly fitted with storage, ideal for boots, shoes and so much more. The useful worktop over provides excellent workspace. Two Georgian style windows to the rear. Wood effect vinyl flooring. Door to the garden.

First Floor Landing

An impressive area with ample space for use as an office/reading area. Beamed ceiling. uPVC double glazed Georgian style window to the front. Built-in over stairs storage cupboard. Velux roof light. Doors to all bedrooms, sun room and bathroom.

Bedroom 1

12' 6" x 11' 6" (3.8m x 3.5m) max

uPVC double glazed Georgian style window to the front. Built-in double wardrobe. Radiator.

Bedroom 2

11' 10" x 8' 10" (3.6m x 2.7m)

uPVC double glazed Georgian style window to the front with window seat. Built-in wardrobe.

Bedroom 3

9' 6" x 9' 6" (2.9m x 2.9m)

uPVC double glazed Georgian style window to the front with window seat. Built-in wardrobe.

Bedroom 4

9' 6" x 7' 10" (2.9m x 2.4m)

uPVC double glazed Georgian style windows to the rear and side. Central heating radiator. Built-in wardrobe.

Bathroom

Two uPVC double glazed windows. White suite comprising bath, vanity unit with wash-hand basin and vanity unit with built-in low-level WC. Shower cubicle. Large airing cupboard with immersion tank. Central heating radiator. Heated towel rail.

Sun Room

18' 1" x 10' 6" (5.5m x 3.2m)

Superb addition to the property with double glazed windows with views across the garden and a glass roof to watch the stars. Wall lights. Radiators. Wood effect vinyl flooring. TV aerial point.



Entrance Porch



Lounge



Kitchen



Family Room



Landing/Office



Sun Room



Bedroom 2



Bathroom

Exterior

To the front of the property is pedestrian gate with a path leading to the front door. To either side of the path the front garden has shrub borders, seating areas and a covered store. Access to the rear can be gained either side of the property with a further outbuilding to the rear. To the other side a gate opens to an area of lawn with established shrubs which continues to the rear, where a further larger store can be found and also the garage and parking.

Garage, Workshops and Parking

Impressive triple garage with solar panels, plus a large workshop. Power and light. Parking area with double gates. The property also benefits from areas of parking with space for 3+ cars outside the garage and a further parking space to the front of the property.

Garage/Outbuildings Measurements

- Outbuilding with WC 4.30m x 4.30m approx
- Garage 5.14m x 6.46m
- Middle workshop 5.51m x 6.82m
- Rear workshop 5.51m x 4.69m
- Garage to left 3.32m x 6.50m

Additional Information

EPC 'D'

Council Tax Band 'D'

Property Age – 100+

Tenure - Freehold

Services

- Air Source Heat Pump (Heating & Hot Water)
- Immersion Tank (Water Back Up)
- Oil Tank for Rayburn
- Gas Bottles for Gas Log Burner
- Solar Panels – Owned
- Mains Water – Meter
- Drainage – Septic Tank

Directions - What 3 words [///mascots.herb.headrest](http://mascots.herb.headrest)

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.



Garage and Parking



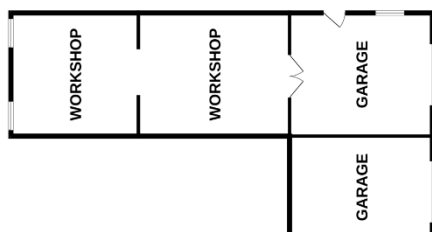
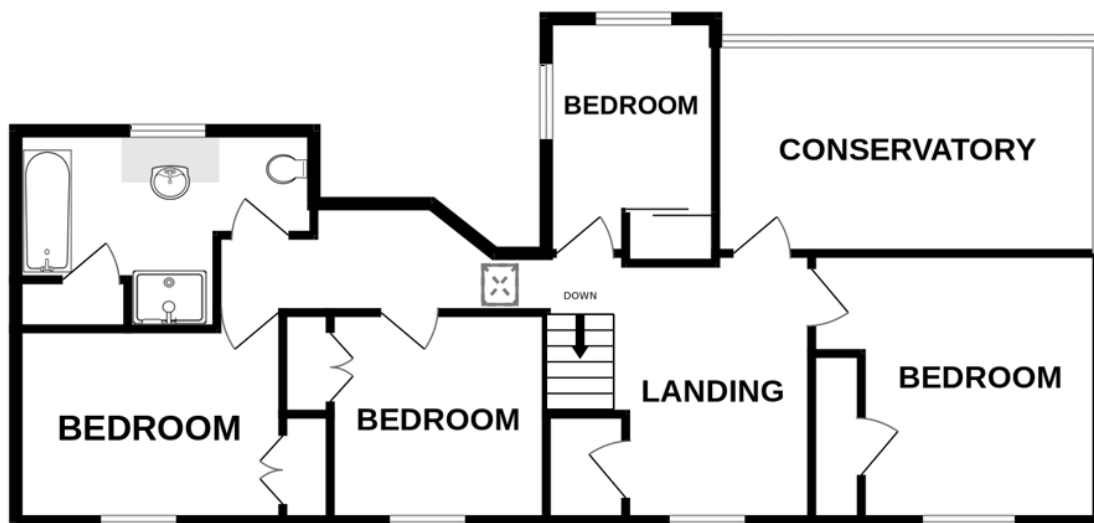
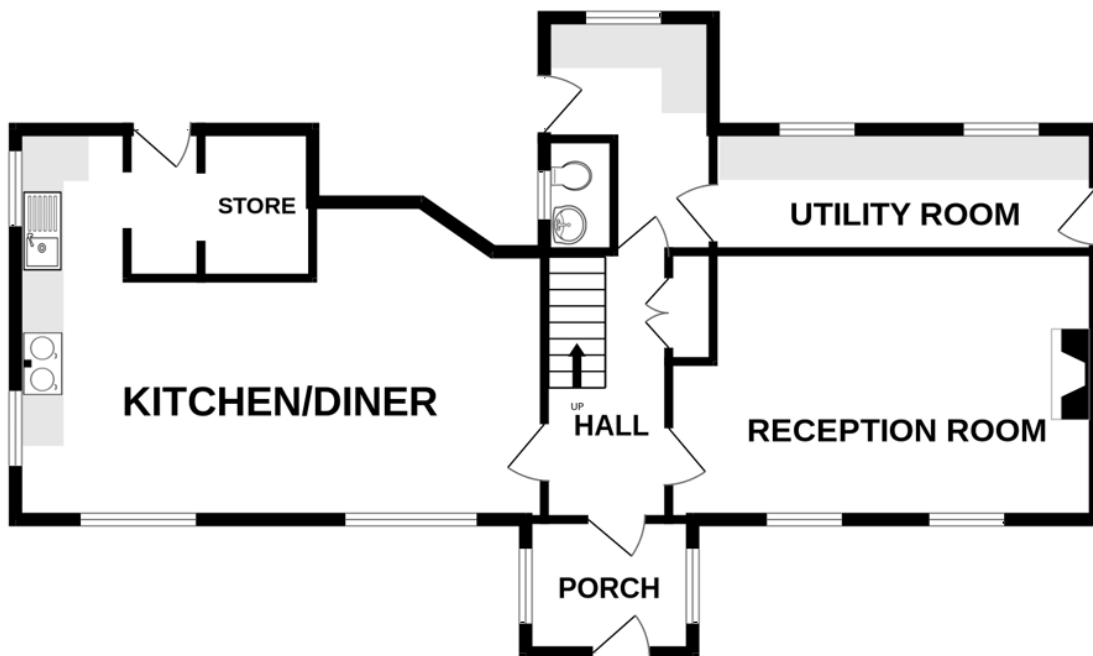
Part of the Garden





Front Garden



Rear Elevation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		84
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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