



## **TREGARTH ST AUSTELL PL25 5AE**

### **5+ BEDROOM HOUSE PLUS 3 BEDROOM COTTAGE**

**A Timeless Residence with Distinction and Charm**  
**Ideal as a Residential Home or Business Opportunity**

Steeped in character and rich in history, Tregarth is an impressive Arts and Crafts period home, believed to date back to circa 1908, showcasing elegant architectural detail and an abundance of period features throughout. In addition, there is an attached 3 bedroom cottage.

The house benefits from 5 en suite bedrooms, with versatility allowing for potentially a further 2 bedrooms and the cottage has 3 bedrooms.

Set within beautifully maintained gardens of approximately 0.4 acres, the property, which would suit multi-generational living, a business opportunity, bed and breakfast and perhaps cottage rental. The choice is yours and what a choice you have!

**Viewings are highly recommended to fully appreciate what the property has to offer**

## About the House

Previously a very successful B&B, the property would be ideal as both a business venture or a family home.

Set within beautifully maintained gardens of approximately 0.4 acres, the property welcomes you via an impressive entrance hallway and unfolds into elegant reception rooms with views over the formal gardens, creating a sense of space, grace, and serenity.

The ground floor also boasts an office, kitchen and a guest bedroom with en suite, ideal for multi-generational living or hosting. Upstairs, the first floor features four en suite bedrooms, each with its own unique charm and character. The second floor offers two additional versatile rooms and a shower room, perfect for guests, hobbies, or further accommodation.

The sun-drenched terrace offers a picture-perfect setting for outdoor dining and relaxing, overlooking the landscaped gardens.

This is a rare opportunity to acquire an exceptional home where history, space, and style meet in a truly unique setting.

### ACCOMMODATION COMPRISES:

(All sizes approximate)

#### Vestibule

uPVC double glazed entrance door and glazed side panels. Door to reception/hobby room. Opening with arch and step down into the formal Entrance Hall.

#### Reception Room/Hobby Room

**20' 0" x 8' 2" (6.1m x 2.5m)**

Two double glazed windows to the front.

#### Entrance Hall Incorporating Dining Area

**30' 6" x 14' 1" (9.3m x 4.3m)**

The elegant entrance hall with parquet flooring, sets the tone for this exceptional home. From here, doors lead to the principal ground floor reception spaces, while the grand turning staircase, sweeps gracefully to the first floor. A further door opens into the formal lounge, offering a seamless flow between the home's refined living areas.

#### Dining Area

The dining area, thoughtfully incorporated within the hallway, is subtly framed by the staircase—creating a defined yet cosy space. Featuring a decorative fireplace and enjoying borrowed light from the adjoining sun lounge, it offers a warm and welcoming atmosphere, perfect for relaxed meals or entertaining.

#### Lounge

**20' 8" x 18' 8" (6.3m x 5.7m) max**

A stunning open arch bay with double doors frames a picturesque view and provides direct access to the formal gardens, seamlessly blending indoor and outdoor living. An ornate fireplace housing a multi-fuel burner, creates an inviting focal point. High-level circular lead-patterned porthole windows add a touch of period elegance, while recessed storage cupboards offer practicality.

#### Office

**10' 10" x 10' 2" (3.3m x 3.1m)**

A versatile space currently used as an office. Double glazed window. Recessed storage. Three steps lead to a lockable door with a walkway to the adjoining cottage, offering flexible living arrangements.

#### Kitchen

**14' 1" x 13' 9" (4.3m x 4.2m) max**

The kitchen offers a range of wall, drawer and base units with black quartz worktops over, incorporating a sink with drainer and a separate wash-hand basin. Space for a dishwasher and fridge. A range-style double oven and grill with a proving/warmer drawer and 7-burner gas hob, are set beneath a feature mantel with built-in storage on either side. A central island provides extra storage and a breakfast seating area, also finished with black quartz worktops. Terracotta floor tiles. Triple uPVC double glazed windows. A door leads to the utility room, with another giving access to the former staff staircase to the first floor.

#### Utility Room

**12' 6" x 6' 11" (3.8m x 2.1m)**

Wall and base units with worktops over. Space for washing machine, tumble dryer and fridge freezer. Tiled floor. Door to storage, door to former larder and uPVC double glazed door to courtyard.

#### Sun Lounge

**17' 5" x 10' 2" (5.3m x 3.1m) max L shaped**

A fabulous addition to the home, this space offers the perfect spot to sit and enjoy views of the formal garden. uPVC double glazed sliding doors open out onto the sun terrace, complemented by an additional side window that fills the room with natural light and enhances the connection to the outdoors.

#### Bedroom

**18' 4" x 16' 5" (5.6m x 5m) max into Bay**

uPVC double glazed walk-in bay window, complete with a door to the side that opens directly onto the sun terrace and garden—perfect for bringing the outdoors in. Currently used as a hobby/craft room, this versatile space also benefits from direct access to an en-suite bathroom, adding flexibility and convenience.

#### En Suite

Comprising low level WC, wash-hand basin and curved bath with shower over. Window to the side.





**Vestibule**



**Elegant Hallway & Stairs**



**Lounge**



**Dining Room**



**Bedroom Suite 1**



**Suite 1 En Suite with Bath & Shower**



**Sun Terrace**



**Garden**



### First Floor Landing

The staircase ascends to a half landing, featuring a double-glazed window that offers a lovely view over the gardens. The spacious landing with its white balustrade creates a welcoming atmosphere, with doors leading to all of the upstairs bedrooms, incorporating an open archway. Door leading to a secret staircase. A beautiful stained-glass window provides a perfect area for reflection.

### Bedroom Suite 1

**(Dressing Room – Bedroom – En Suite)**

#### Dressing Room

**11' 2" x 6' 11" (3.4m x 2.1m)**

uPVC double glazed window to the front with far reaching views. Eaves storage.

#### Bedroom

**16' 9" x 15' 1" (5.1m x 4.6m) max**

#### Irregular Shape

uPVC double glazed window with garden views. Door to:

#### En Suite

Low level WC and Shower cubicle. Area opens with a uPVC double glazed box bay window with freestanding slipper bath. Vanity unit with circular wash-hand basin.

### Bedroom Suite 2

**15' 1" x 11' 10" (4.6m x 3.6m) max**

#### Irregular Shape

uPVC double glazed window. Door to:

#### En Suite

Low level WC. Shower cubicle. Vanity unit with circular wash-hand basin.

### Bedroom Suite 3

**15' 1" x 14' 5" (4.6m x 4.4m) max**

Generous uPVC double glazed window with views over the garden.

#### En Suite

Low level WC, shower cubicle and wash-hand basin.

### Bedroom Suite 4

Walk-in area with doors to the bedroom, walk-in wardrobe, bathroom and separate WC.

#### Bedroom

**11' 10" x 11' 2" (3.6m x 3.4m)**

Window to the rear elevation.

#### En Suite Bathroom

2 original windows. Bath with shower over. Pedestal wash-hand basin. Cupboard housing the water tank.

#### WC

Low level WC.

### Landing to the Top Floor

From the formal landing, the staircase continues to the top floor, where a door opens into the attic living area. Due to its layout and spacious design, this area offers the perfect opportunity for a dependent child or relative to enjoy a more independent living space while still being connected to the main home.

### Attic Bedroom

**12' 6" x 11' 10" (3.8m x 3.6m) max**

#### with reduced headroom

uPVC double glazed window and velux window.

### Attic Shower Room

Low level WQC. Shower Cubicle. Wash-hand basin.

### Attic Lounge

**13' 5" x 11' 10" (4.1m x 3.6m) max**

#### with reduced headroom

uPVC double glazed window. Eaves storage.

### Additional Information for the Main House EPC 'D'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		81
69-80 <b>C</b>		
55-68 <b>D</b>	60	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Council Tax Band 'G' (includes house and cottage)

**Services** – Mains Electric, Gas & Drainage

**What 3 words** - ///acrobat.perch.targeted

**Property Age** - 1908

**Tenure** - Freehold

### 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.

### Floor Plans

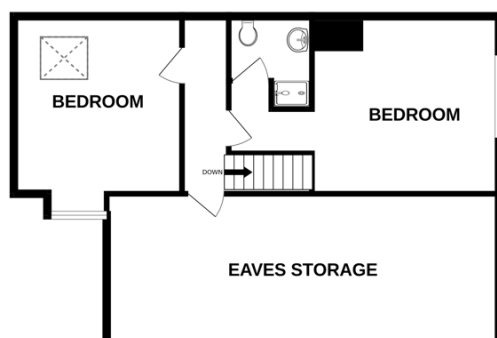
Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Ground Floor



First Floor



Second Floor

## About the Cottage

Adjoining the main house is a captivating three-bedroom cottage, believed to be approximately 350 years old. Full of charm and original features, it offers a generous lounge, kitchen/dining room, utility, shower room, and a family bathroom upstairs, making it an ideal holiday let, guest accommodation, or extended family annexe.

The cottage benefits from its own courtyard and can be accessed independently or via the main house. Parking is available for the cottage



### ACCOMMODATION COMPRISES:

(All sizes approximate)

#### Kitchen/Family Room

**21' 0" x 12' 10" (6.4m x 3.9m)**

A well-appointed room with excellent use of storage space. Wall and base units in white with worktops over incorporating a one and a half bowl sink and drainer. Built-in electric oven and gas hob. Space for a dishwasher and American style fridge freezer. Centre island with worktop. Exposed beams. Stairs to first floor. Door to:

#### Utility Room

**10' 10" x 4' 7" (3.3m x 1.4m)**

uPVC double glazed window and door to courtyard. Wall mounted central heating baxi boiler. Space for washing machine and tumble dryer.

#### Shower Room

**7' 3" x 5' 7" (2.2m x 1.7m)**

Walk-in shower with rainfall shower head. Vanity unit incorporating low level WC and wash-hand basin and storage cupboard. Extractor fan.

#### Lounge/Diner

**18' 1" x 11' 6" (5.5m x 3.5m)**

uPVC double glazed window with display sill.

#### First Floor Landing

uPVC double glazed window. Doors to bedrooms, family bathroom and airing cupboard.

#### Bedroom 2

**13' 1" x 8' 6" (4.0m x 2.6m)**

Two uPVC double glazed tilt and turn windows. Built-in wardrobe.

#### Bathroom

**9' 2" x 8' 2" (2.8m x 2.5m)**

White suite comprising P-shaped bath with shower over and glazed screen. Low level WC and wash-hand basin. uPVC double glazed windows.

#### Bedroom 3

**9' 2" x 8' 10" (2.8m x 2.7m)**

uPVC double glazed tilt and turn window.

#### Bedroom 1

**14' 1" x 11' 6" (4.3m x 3.5m)**

Dual aspect room with uPVC double glazed windows to the front and rear.





**Kitchen/Family Room**



**Kitchen**



**Lounge/Diner**



**Lounge**



**Bedroom 1**



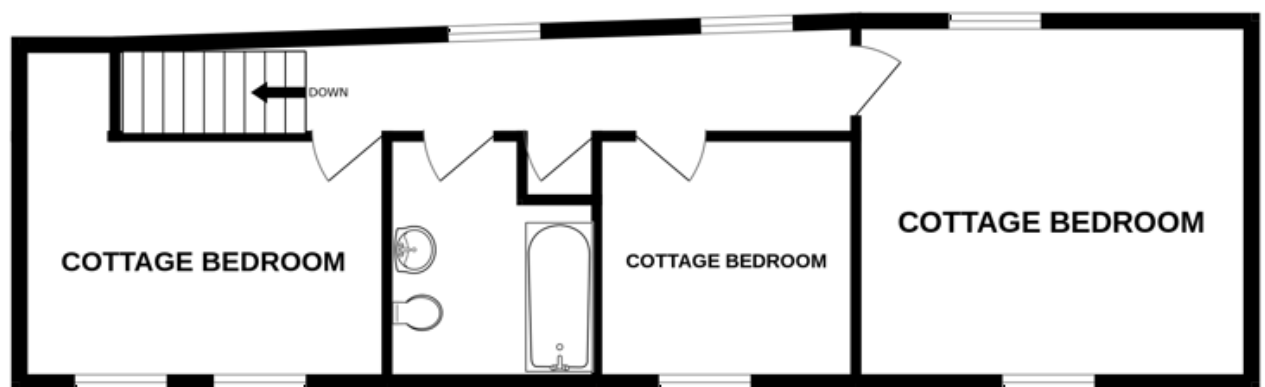
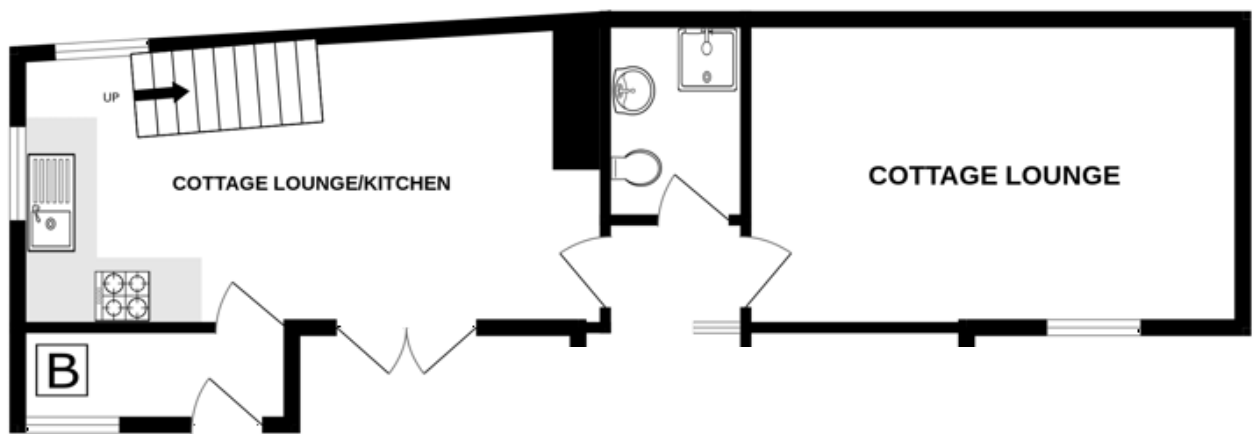
**First Floor Bathroom**



**Bedroom 2**




**Courtyard**



### Additional Information for The Cottage EPC 'D'

**Property Age** – 350 years  
**Tenure** - Freehold

#### Energy Efficiency Rating

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<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		80
55-68 <b>D</b>	58	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## General Information Covering the House and Cottage

### Exterior

- **House** – Standing in approximately 0.4 acres, the house benefits from a beautifully maintained garden with views and a raised sun terrace with several seating areas and room for a hot tub. The garden is laid to lawn with established trees and shrubs, including a magnolia tree. The lower garden has an array of wild flowers and further mature trees. Within this area there is a hen house – ideal for those breakfast eggs!
- **Cottage** – Courtyard seating area with pedestrian access to the side.
- **Parking** - There is a generous tarmac area providing ample parking for both properties.

### About The Location

Tregarth is ideally situated within walking distance of the town centre with a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Within a short distance there are a range of supermarkets and schools, both primary and secondary with a college nearby. Close by 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 and of course the world famous Eden Project.

Just a short walk is Menacuddle, an historic place with holy well built in the 15<sup>th</sup> Century and wooded area. It is said if a person drops a pin into the well and makes a wish, that wish will be granted!



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