

Philip Martin

LETTINGS LIMITED



PENDOWER ROAD, VERYAN

£1,850 PCM

www.philip-martin.co.uk

TREVERBYN HOUSE PENDOWER ROAD, VERYAN, TRURO, TR2 5QL

General Comments - Treverbyn House is a beautifully presented Edwardian home standing in an elevated location close to the centre of the sought after Roseland village of Veryan. This detached property has been refurbished by the current owners within the last year and boasts a wealth of character, original features and charm.

There are double glazed windows and oil fired central heating with LPG gas for the range cooker in the newly refitted kitchen. The property has been run as a successful Guest House and is a well known property due to its prominent position on the corner of Tollyfrank Hill and Elerkey Lane.

The property offers extremely versatile accommodation arranged in a conventional layout over two floors. The entrance hall has a tessellated tiled floor and leads to the spacious sitting/dining room with a bay window to the front. A great space for guests or for a large family.

There is a ground floor bedroom with en-suite and the breakfast room although this could be used as a separate reception room, office or study. The kitchen has a comprehensive range units as well as a breakfast bar and the utility room is to the rear of the property.

The gorgeous galleried landing on the first floor leads to the five bedrooms, four with en-suites and the fifth bedroom having a shower and a separate w.c. The property has two parking spaces from the road with an electric car charging point and further parking on the driveway. The driveway is in the ownership of Treverbyn House with Treverybn Lodge only having access over the driveway. The private and enclosed garden is a lovely sun terrace, laid with brick paving with an array of plants and shrubs.

There is also a small fenced courtyard to the rear with storage sheds, oil tank and wood.

No Pets and furniture available if required.

Location - Veryan is a beautiful, picturesque and highly regarded village on the Roseland Peninsula most famous for its five 19th Century Thatched Round Houses.

- Oil Fired Central Heating
- No Pets
- Available Mid May
- Council Tax TBC
- Mature Gardens
- Double Glazed Windows
- Off Road Parking
- Deposit £2134
- EPC C
- Initial Fixed Term of 12 Months

VESTIBULE

Attractive stained glass door and tessellated tiled floor.

HALLWAY

Period staircase rising to first floor and under stairs storage cupboard.

SITTING ROOM

32'4" x 12'0" (9.88 x 3.66)

A fabulous room with bay window to front and window to the rear. Feature fireplace with a wood burning stove on a slate hearth. Two radiators.

DINING ROOM

14'11" x 11'7" (4.55 x 3.55)

A beautifully light room with large window to the front and door opening to the side.

OFFICE/BEDROOM 6

13'3" x 10'11" (4.06 x 3.35)

With window to the rear and radiator.

KITCHEN

11'3" x 11'3" (3.43 x 3.43)

Fitted with an excellent range of base units, worktop over, sink and drainer inset. Integrated dishwasher, fridge and larder cupboard and free standing Belling Range cooker. Dual aspect with pleasant views over the village and countryside beyond. Radiator and breakfast bar.

UTILITY

11'3" x 12'5" (3.43 x 3.79)

Triple aspect with door to driveway. Space and plumbing for washing

machine tumble dryer and large fridge freezer. Cupboards and worktop. Cupboard housing Oil fired central heating boiler.

BEDROOM 1

16'9" x 10'11" (5.11 x 3.35)

Bay window to front, radiator. En-Suite - Window to front, panelled bath with shower over, wash hand basin, w.c. and radiator.

BEDROOM 2

15'1" x 10'5" (4.62 x 3.2)

Window to rear and radiator. En-Suite - Fitted with a shower, w.c. and basin. Heated towel rail.

BEDROOM 3

13'5" x 10'2" (4.11 x 3.1)

Window to front and radiator. En-Suite - Obscured window to side and linen cupboard. Shower, wash hand basin, w.c. and radiator.

BEDROOM 4

10'11" x 8'7" (3.35 x 2.64)

Window to rear and radiator. En-Suite - Shower, w.c. and wash hand basin.

BEDROOM 5

11'3" x 9'0" (3.45 x 2.76)

Dual aspect with windows to both sides. Radiator, cupboard and shower. W.C. - From the landing.

NOTE - CELLAR NOT INCLUDED

CREDIT REFERENCES AND DEPOSIT

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to 1 weeks rent. At that stage we will carry out a credit reference and only once the referencing is successfully completed will the property be formally offered. Prior to occupation the balance of the first months rent and a deposit equivalent to 5 weeks rent will be payable.

DIRECTIONS

From Veryan Green head through the village and the property will be easily located on the right hand side when heading towards Pendower.

CONTACT US

6 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

