



Trevarth Villa



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Trevarth, Redruth, Cornwall, TR16 6AE

Falmouth 7 miles - Truro 8 miles - Porthtowan 6.5 miles

A handsome and beautifully presented former Mine Captain's residence set amongst a garden of approaching 0.5 acre with detached home office/gym.

- South facing character house
- Beautifully presented
- Detached home office / Gym
- Rural views
- Freehold
- Level garden of approaching 0.5 acre
- 3/4 Bedrooms
- Parking area
- Central location
- Council Tax Band D

Guide Price £660,000

SITUATION

Enjoying picturesque rural views, Trevarth Villa is nestled in the small hamlet of Trevarth, midway between the villages of Carharrack and Lanner. This delightful residence offers easy access to an extensive network of scenic footpaths and trails and is located within a World Heritage Site. In the 18th and 19th centuries, this area was considered one of the richest districts in the old world due to its tin and copper mining industry.

Situated around 7 miles from both coasts and conveniently accessible to Truro, Falmouth, and the A30, this central location remains highly sought after. The north coast features great sandy surfing beaches, with Porthtowan being the nearest, while the south coast offers the sailing waters of the Carrick Roads at Falmouth and Mylor Yacht Harbour.

The nearby villages provide a range of local amenities, and the Cathedral City of Truro serves as a vibrant shopping centre with many national retailers. Mainline railway stations in Redruth and Truro offer connections to London Paddington.

THE PROPERTY

Trevarth Villa is an attractive former Mine Captain's residence, believed by the sellers to have been built around 1800. It stands amidst nearly half an acre of level gardens. The elegant south-facing facade has been restored to reveal mellow-colored exposed granite, part of an extensive renovation to create a stylish family home.



Daily access to the house is from the rear, where a private driveway and pathway lead to the property. The front porch opens into a central hallway with a slate-tiled floor and a turning staircase ascending to the upper floor. On one side of the hall is the recently renovated kitchen, featuring a charming granite fireplace, a large central island, and a window overlooking the garden. This inviting room connects to the main kitchen, which is equipped with a superb range of country-style units and tiled splashbacks.

On the opposite side of the hall is a bright and airy carpeted dining room, open beam ceiling, and a window to the front. Beyond this is a study and an impressive sitting room with a vaulted ceiling, and windows and French doors opening to a patio and pergola enjoying views of the garden.

The galleried first-floor landing leads to four bedrooms, all carpeted throughout. Two double bedrooms overlook the front garden and further to the open fields and countryside beyond. A smaller, versatile room currently used as a dressing room with fully fitted wardrobes offers an additional or single bedroom, sits between the two double bedrooms. A further fourth bedroom has a low sloping ceiling with a window to the rear. The stylish family bathroom includes a bath with a shower, a washbasin, and a low-flush WC.

OUTSIDE

Surrounding Trevarth Villa are stunning level gardens, enclosed by a mix of traditional stone walls with a recently edition of an extensive hit & miss wooden fencing along the boundary. The property features a driveway with parking for several vehicles and two intriguing outbuildings.

Located to the rear of the house on a triangular parcel of land is an open-fronted stone building with multiple potential uses. To the east of the main house is a substantial detached studio currently used as a generous home office and gym with an additional outside entertaining area. The main residence previously had consent to extend, though this has now lapsed. A recent addition is a bespoke built wooden building with power and lighting, currently split into two, with the first half housing a Utility area and the second as dog kennel.

The gardens, with a recently constructed large patio and bespoke pergola, approaching 0.5 acre in size, are dotted with mature trees & fruit trees and are ideal for a family or those who enjoy outdoor living with lovely walks and direct access to mining trails on Carn Marth and beyond

SERVICES

Mains water, electricity and drainage. Oil fired central heating to mainly period style radiators.

Superfast Broadband available (Ofcom)

O2 & Vodaphone service limited (Ofcom)

DIRECTIONS

Trevarth is mid way between Carharrack and Lanner on your left hand side when heading toward Lanner.

VIEWING

Strictly by prior appointment with Stags Truro Office on 01872 264488.



