



# Tredrea Stables







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Perranarworthal, Truro, , TR3 7QU

Mylor Bridge 3 miles Falmouth 6 miles Truro 6 miles

Set between Falmouth and Truro, a grand mid 1800's expansive family home sat centrally on a stunning plot of just over an acre with the added benefit of flexibly arranged accommodation and ample parking.

- 5 Bedroom Character Residence
- Flexible Ancillary Accommodation
- 3 Reception Rooms
- Freehold
- Set in 1.14 Acres of Gardens
- 5 Bathrooms
- Parking for 4/5 Vehicles
- Council Tax Band G

Guide Price £1,395,000

## Stags Truro

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@StagsProperty

## SITUATION

The property stands within its own generous gardens and grounds of just over an acre, on Upper Tredrea, one of the most desirable addresses on the fringe of the highly regarded village of Perranarworthal. This pretty village is located between Truro and Falmouth, offering a small primary school, public house and village store with a train station on the Falmouth to Truro Line.

The property enjoys easy access to both the Cathedral City of Truro, which is around 6 miles to the north east and the historic port of Falmouth about 6 miles to the south. The sailing waters and creeks of the Carrick Roads along with the popular thatched Pandora Inn and Mylor Yacht Harbour are readily accessible. The airport at Newquay on the north coast has daily flights to London Gatwick along with many other national and international destinations.

## DESCRIPTION

A handsome mid 1800's, character property which has been well maintained by the current owners and offers flexibly arranged ancillary accommodation.

The house is entered via a grand entrance hall, beyond which you will find a kitchen/breakfast room with four oven AGA, fitted units, integrated dishwasher and fridge. Garden room with exposed stone walls and doors to rear walled garden. Boot room with cupboards, sink, hanging space and door to loggia. Cloakroom with toilet and wash hand basin. Large under stairs storage area. Utility room with sink, washing machine, large airing cupboard, range of fitted units and door to garden. Study with built in shelves and cupboards. Dining room with space for an extra-large table. Sitting room with wood burner and doors opening onto front courtyard.

Upstairs the property has 5 bedrooms, three of which have en-suite bathrooms, an additional family bathroom can be found in the main house and another in the ancillary accommodation. The master bedroom has a dressing area, fitted wardrobes, en-suite bathroom with separate shower, private stairs into garden.

The ancillary accommodation can be locked off and used as a separate entity or left unlocked and used as extra accommodation for the main house. It has a private door to the front walled courtyard, fully fitted kitchen with gas hob, electric oven, fridge, dishwasher, living/dining space, bathroom, spiral staircase and a smaller or larger bedroom space depending on required use.





## OUTSIDE

A private driveway leads to parking for 4/5 cars, to the front of the property is a beautiful walled courtyard which showcases the stunning front elevation. To the rear of the property is a second walled garden with herbaceous border and patio area. Outside of this the garden is just over an acre of camellias, azaleas, hydrangeas, lawn and wild spaces. Additionally, the property has one brick built shed with attached wood store and two timber sheds in the lower garden, two further sheds, wood store, summerhouse and zipline can be found in the upper garden.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

## SERVICES

Mains Gas, electricity and water (metered). Private Drainage via Septic tank and soakaway.

Superfast broadband available, Mobile coverage indoors – EE, O2, Three & Vodafone likely. Mobile coverage outdoors - EE, O2, Three & Vodafone likely.

## DIRECTIONS

Leave Perranwell Station uphill via St Piran's Hill, continue for 0.3 mile and turn left onto Church Road and then the immediate right onto Upper Tredrea, after 350ft take the driveway turning into Tredrea Stables and the property will be nestled in front of you.

## ADDITIONAL INFORMATION

The Property sits within a TPO zone.

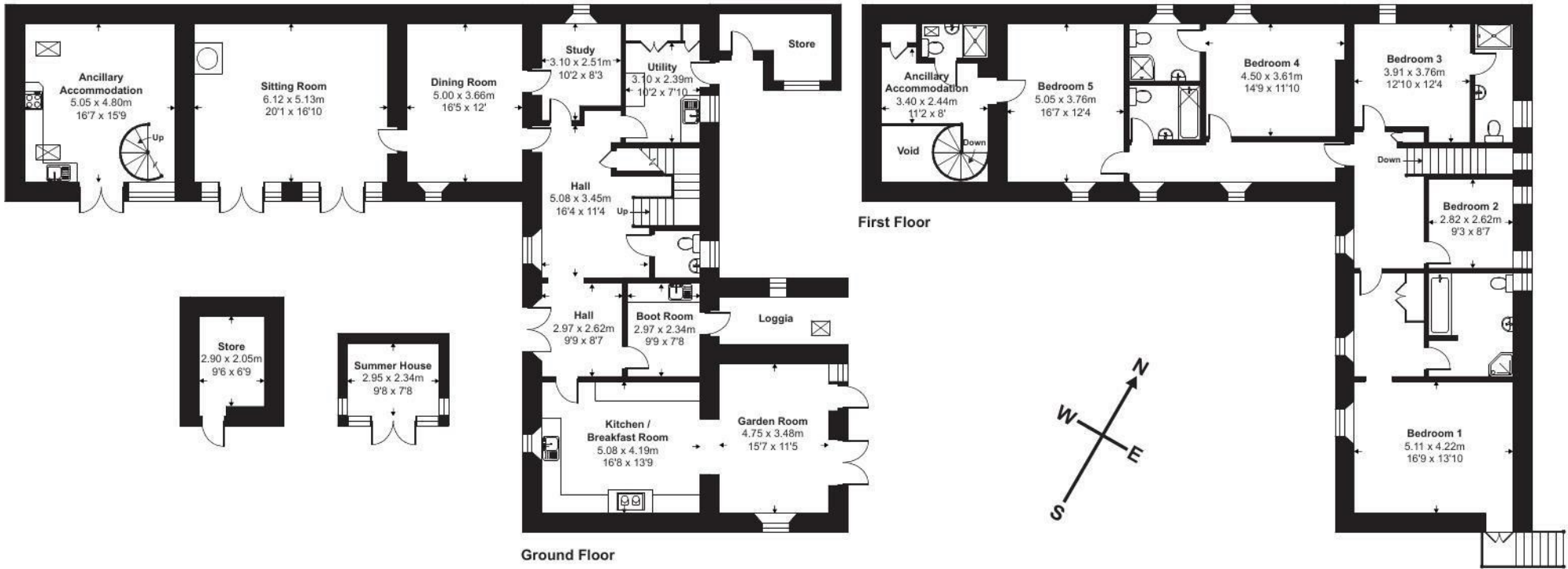
Upper Tredrea Lane is partly in the ownership of Tredrea Stables and maintenance falls to the owner. Other homes have rights of access over the lane to reach their properties.

A neighbouring property has their oil tank situated within the boundary of Tredrea Stables.



Approximate Area = 3669 sq ft / 340.8 sq m  
 Outbuildings = 138 sq ft / 12.8 sq m  
 Total = 3807 sq ft / 353.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1157953



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

