



Treverbyn House





# Treverbyn House

Veryan, Truro, Cornwall, TR2 5QL

Truro - 13 miles St Mawes - 7 miles St Austell - 13 miles

An outstanding and beautifully presented period home in a popular village location on the Roseland Peninsula.

- Substantial Edwardian Residence
- Three Reception Rooms
- Ample Parking Arrangements
- Courtyard Style Gardens
- Council Tax Band F
- Five Bedrooms
- Many Splendid Character Features
- Versatile Accommodation
- Freehold

Guide Price £725,000

## SITUATION

Veryan is a beautiful, picturesque and highly regarded village on the Roseland Peninsula most famous for its five 19th Century Thatched Round Houses, two standing at each end of the village and one standing majestically in the centre. Veryan has a vibrant community, including a church, water gardens, village pub, shop/post office, school and sports club. Note: Veryan is within the catchment of The Roseland Academy in Tregony. It provides easy access to both the coast (approximately one mile away) and picturesque countryside on the Roseland Peninsula, an Area of Outstanding Natural Beauty.

The harbour villages of Portloe and Portscatho are within easy reach as is the beautiful sailing waters and village of St Mawes. Also within easy driving distance are a number of fine beaches, many of which are owned and protected by The National Trust.

The Cathedral City of Truro, the cultural centre of Cornwall, lies around thirteen miles distant with a comprehensive range of retail, administrative and leisure amenities together with the county's leading educational facilities. There is a main line rail connection to London Paddington at both Truro and St. Austell together with regular flights departing for domestic and international destinations from Newquay Airport on the north coast.





## DESCRIPTION

Treverbryn House is a beautiful Edwardian home standing majestically in the centre of the village of Veryan and is beautifully presented throughout. This feature property magnificently offers versatile and spacious accommodation arranged over two floors. The welcoming entrance hallway has original tessellated flooring which runs the length of the house leads to both the lounge/ dining room, second reception room and kitchen.

The property has been sympathetically and sensitively restored, reminiscent of its former glory and retains many fine period features such as oak doors, fireplaces and original stained glass door inserts.

## ACCOMMODATION

Formal entrance hall including entrance vestibule, dual aspect through lounge with bay window and feature fireplace with log burner, two further ground floor reception rooms, beautifully fitted and sleek styled kitchen, continuing into a utility/ laundry room. To the first floor is a split-level landing with a large skylight window affording an abundance of natural light, five bedrooms, overall five/ six en-suites.

## OUTSIDE

The property has three designated parking spaces to the immediate side of the property in front of the decorative gated entrance and further parking available on the driveway. The gardens are profusely stocked with flowers, shrubs and trees and encompass the two spacious sun terraces laid to brick paviour with a pleasant central water feature and a further seating area covered by a pagoda making for a delightful seating area for alfresco dining and arranging pot plants.

There is also a small fenced courtyard to the rear with storage shed. The large cellar offers a useful storage space and can be accessed independently from street level and offers clear scope for multiple uses.

## VIEWINGS

Strictly by prior appointment with Stags' Truro office.

## SERVICES

Mains Water, Electric and Drainage. Oil and LPG. Broadband: Standard and superfast available (Ofcom). Mobile phone: Vodafone, 02 and EE available inside and outside. Three likely (Ofcom).

## DIRECTIONS

From Truro head towards the village of Tregony and follow the signs for Veryan. On entering the village via Green lane, pass the Inn on the left hand side and continue up Tollyfrank Hill where the property will be found approximately 20 yards on the right on the corner of Elerkey Lane and Pendower Road.



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>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>47</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

