



The Farmhouse



The Farmhouse Trerice

St. Dennis, St. Austell, Cornwall, PL26 8EE

Newquay - 9.5 miles St Austell - 8.5 miles Truro - 15 miles

A substantial former farmhouse in a rural hamlet, beautifully presented and set amidst grounds of around 0.65 acre

- Family room
- Sitting room
- 4 Bedrooms (3 en-suite)
- Double garage
- Freehold
- Kitchen/dining room
- Study
- Character features
- Extensive grounds
- Council Tax Band C

Guide Price £625,000

SITUATION

Trerice is a small rural hamlet located around 1.5 miles from the village of St. Dennis and approximately 3 miles from St. Stephen. For those looking to explore the coast, the popular town of Newquay, famous for its stunning coastline and world renowned surfing beaches, is around 9.5 miles.

St. Dennis is a well-equipped village offering a range of everyday amenities including a convenience store, a fish and chip shop, public house and a social club. St. Stephen boasts a wide variety of village amenities such as a shop, post office, doctor's surgery, pub, playing field, and both primary and secondary schools. A short distance away in the neighbouring village of Fraddon, you'll find Kingsley Village Retail Park, home to major retailers.

The larger town of St. Austell, approximately 8.5 miles away, offers a comprehensive range of services and amenities, including national retail chains, supermarkets, leisure centres, educational facilities, and a railway station with regular services to London Paddington and beyond.



THE PROPERTY

Available on the open market for the first time in over 20 years, a substantial former farmhouse set in a cluster of other properties, featuring attractive granite elevations, stylish family living spaces and generous grounds.

The Farmhouse is approached to a drive with parking for several vehicles and this in turn leads around the house to a detached double garage and further driveway parking. The principal entrance door is on the western side of the property, opening into an impressive reception hall/family room with cloakroom off. The sitting room is generously sized, with an exposed granite fireplace, wood-burning stove and traditional clove oven. The modern kitchen/dining room includes contemporary gloss units, granite worktops, integrated appliances, and 13-foot bi-fold doors opening to a sun terrace. The ground floor also includes a double bedroom with en-suite, a study, and a utility room.

Upstairs, there are three more double bedrooms, including a large master bedroom with a vaulted ceiling, walk-in wardrobe, and en-suite shower room. One of the other bedrooms also has an en-suite, and there is a family bathroom with a corner whirlpool bath.

GARDENS & GROUNDS

Extending in total to 0.65 acre, the grounds incorporate ample parking, a detached double garage and secluded sun terrace with steps rising to the extensive grassed area, perfect for family life.

SERVICES

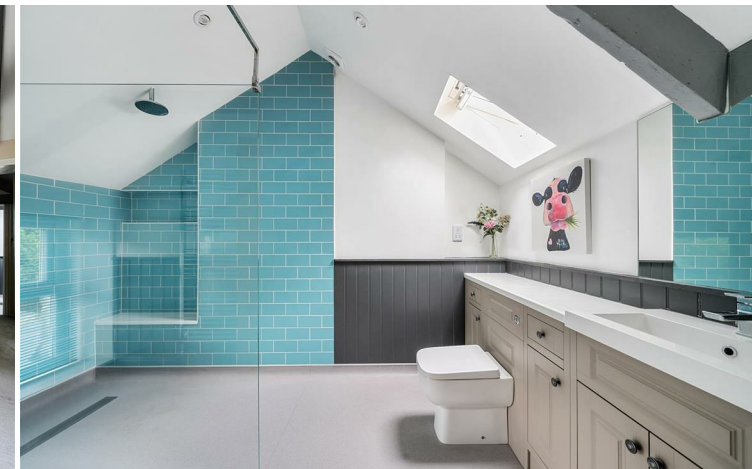
Mains water and electricity. LPG fired central heating. Private drainage system to a sewage treatment plant. Upto ultrafast broadband available (Ofcom). Limited mobile network indoors and likely outdoors (Ofcom).

VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488

DIRECTIONS

Proceed eastwards on the A30 and exit at the Highgate Hill interchange. Take the B3279 towards St Dennis and at the first roundabout proceed straight across. Continue for around 1.25 miles, turn left and immediately right into a short section of shared drive, through a timber gate into the private drive.



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

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