



Trevillick House





# Trevillick House

Fore Street, Grampound, Truro, Cornwall, TR2 4RS

Truro 9 miles St Austell 6 miles

In popular Grampound, a handsome and distinctive late Georgian Grade II Listed residence with private rear gardens and useful general purpose building/garaging

- 2,048 sq ft
- Spacious Living Room & Dining Room
- 4 Bedrooms - 1 En Suite
- General Purpose Building/Garaging
- Freehold
- Halls
- Rear Enclosed Gardens and Parking
- Family Bathroom
- Kitchen with AGA & Utility Room
- Council Tax Band E

## Guide Price £599,500

### SITUATION

Trevillick House is situated within the conservation area of Grampound which offers a range of everyday facilities and amenities including a primary school, church, village stores/café, bowling club and football club grounds. These facilities are supplemented further by the town of St Austell about 6 miles to the north-east and the cathedral city of Truro being the commercial and retail centre of Cornwall about 9 miles to the south-west. Grampound is well positioned to access both the north and south coasts, as well as the A30(T) at Fraddon, about 4 miles to the north. There is a station on the London Paddington line at St Austell.

### THE HOUSE

Trevillick House is a fine Georgian residence which offers a number of notable and original features fully reflecting its status as a Grade II Listed Building of Special Architectural or Historic Interest such as sash windows, fireplaces, corning, clome oven, window-seats, original shutters and high ceilings. On the ground floor, a heavy front door with overlight over opens to an Entrance Hall with tiled floor, full width floor to ceiling white bookshelving and stripped pine door off to a front Dining Room with gas coal effect burner, set within fireplace with timber surround and mantle with built-in base level storage cupboards to either side with arched display recesses over and ceiling cornices.

The Entrance Hall leads, via an archway with modern stained glass paned fanlight, to an Inner Hall with balustrade stairs off to first floor with understairs cupboard and doors off to a Cloakroom; spacious full depth of the house Living Room with double aspect, built-in cupboards and stone fireplace with inset gas coal effect burner on raised slate hearth with cupboard to one side and window seat with original window shutters; and the Kitchen.





The Kitchen with double aspect presents a range of base level matching Shaker style units with Minerelle composite solid worktops to upstands with space for electric cooker range, dual fuel AGA with three gas ovens and two electric hotplates set within original arched fireplace with dome oven to side, display shelving over, part exposed ceiling timbers, tiled floor and spotlights.

Off the Kitchen is a useful Utility with stainless steel single drainer sink unit with vegetable bowl and mixer tap, base and eye level cupboards, space for freestanding refrigerator freezer, plumbing for washing machine and part glazed hardwood door to outside. Also on the ground floor is an enclosed Rear Entrance Porch with double aspect and part glazed stable door to outside.

On the first floor, centred around a Landing, is a Main Bedroom with Victorian cast iron sealed fireplace with white timber surround and mantle, doors to two built in wardrobes, one walk-in, and stripped pine door to an En Suite Bathroom with white suite including panelled bath with splashback and Victorian style mixer tap shower fitment, wc, bidet, vanity washbasin with splashback, glass door to fully tiled power shower and heated towel radiator; Bedrooms 2 and 3, each with Victorian sealed fireplaces with surrounds and mantles and built in cupboards; a 4th Bedroom (currently used as an office); and, Family Bathroom with white suite including panelled bath, vanity wash basin, glass door to fully tiled power shower, bidet and wc.

**THE OUTSIDE**

Immediately to the rear of the house are paved seating areas with natural stone wall border and beyond enclosed gardens and car parking and turning areas, which are approached over a vehicular right of way running on the eastern side of the house.

A vehicular access runs up through the garden to a fine General Purpose Building/Garaging at the rear. Within the gardens are areas of lawn with shrub and flowerbeds, apple trees, a centrepiece fig tree, a raised paved seating area, small greenhouse and raised feature pond.

**THE GENERAL PURPOSE BUILDING/GARAGING**

A large block and corrugated fibre cement multi-functional Building of overall, about 862 sq ft, which is divided into two rooms by an internal block wall. In the main area, wide vehicular doors open to a garaging area with concrete floor, internal water tap and lighting from which an internal door leads through to a spacious Storage Room with lighting and part glazed door to outside.

NB: It is considered there may be some potential for conversion of the General Purpose Building/Garaging into additional accommodation to the house if desired - subject to all necessary consents and approvals.

**VIEWING**

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

**DIRECTIONS**

Travelling from Truro towards St Austell on the A390. Drive down into Grampond, pass over the bridge and Trevillick House will be seen on the left-hand side shortly after the turning to the left into Mill Lane.

**SERVICES**

All mains services connected. Gas fired central heating. Two mains gas coal effect burners. Broadband: Standard and Superfast available (Ofcom). Mobile telephone: 02 and Vodafone variable indoors and 02, EE, Three and Vodafone good outdoors (Ofcom).





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>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</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

